

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 13, 2023  
COMMUNITY CLUBHOUSE**

**AGENDA**

- |                  |                                                                                    |                                                                  |
|------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>6:00 p.m.</b> | <b>I. REGULAR MEETING<br/>CALL TO ORDER</b>                                        | <b>President</b>                                                 |
| <b>6:01 p.m.</b> | <b>II. HOMEOWNER INPUT</b>                                                         | <b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b>                 |
| <b>6:20 p.m.</b> | <b>III. APPROVAL OF MINUTES<br/>August, 2023 – Regular &amp; Executive Session</b> | <b>SECTION I<br/>Secretary</b>                                   |
| <b>6:25 p.m.</b> | <b>IV. FINANCIAL REPORT<br/>August 2023</b>                                        | <b>SECTION II<br/>Treasurer</b>                                  |
| <b>6:30 p.m.</b> | <b>V. MANAGEMENT REPORT</b>                                                        | <b>SECTION III<br/>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
|                  | <b>FISCAL ITEMS</b>                                                                |                                                                  |
|                  | <b>A. Accounts Receivable</b>                                                      |                                                                  |
|                  | <b>B. Reserve Study</b>                                                            |                                                                  |
|                  | <b>C. 2024 Budget</b>                                                              |                                                                  |
|                  | <b>D. Annual Audit</b>                                                             |                                                                  |
|                  | <b>MAINTAINENCE</b>                                                                |                                                                  |
|                  | <b>A. Landscape</b>                                                                |                                                                  |
|                  | <b>B. Utility Doors</b>                                                            |                                                                  |
|                  | <b>C. Front Doors</b>                                                              |                                                                  |
|                  | <b>D. Pool</b>                                                                     |                                                                  |
|                  | <b>E. SB326 Patio Deck Inspections</b>                                             |                                                                  |
|                  | <b>F. Electrical</b>                                                               |                                                                  |
|                  | <b>ADMINISTRATIVE ITEMS</b>                                                        |                                                                  |
|                  | <b>A. Annual Resident Registration</b>                                             |                                                                  |
|                  | <b>B. HOA Insurance</b>                                                            |                                                                  |
|                  | <b>C. Annual Meeting Notice</b>                                                    |                                                                  |
|                  | <b>D. Correspondence</b>                                                           |                                                                  |
|                  | <b>E. Architectural</b>                                                            |                                                                  |
|                  | <b>EXECUTIVE ITEMS</b>                                                             |                                                                  |
|                  | <b>A. Hearing Notice</b>                                                           |                                                                  |
|                  | <b>B. Management</b>                                                               |                                                                  |
| <b>7:00 p.m.</b> | <b>VI. NEW BUSINESS</b>                                                            |                                                                  |
| <b>7:15 p.m.</b> | <b>VII. ADJOURNMENT</b>                                                            |                                                                  |

**NEXT MEETING  
WEDNESDAY, OCTOBER 11, 2023**