

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 11, 2023  
COMMUNITY CLUBHOUSE**

**AGENDA**

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| <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</b><br>September, 2023 – Regular & Executive Session | <b>SECTION I<br/>Secretary</b>                                   |
| <b>6:25 p.m.</b> | <b>IV. FINANCIAL REPORT</b><br>September 2023                                    | <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. Legal</b>  |  |
|                  | <b>E. Correspondence</b>   |  |
|                  | <b>F. Architectural</b>  |  |
|                  | <b>EXECUTIVE ITEMS</b>   |  |
|                  | <b>A. Hearing Notice</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, NOVEMBER 8, 2023**