

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 13, 2023, 6:00 PM
COMMUNITY CLUBHOUSE**

DIRETORS PRESENT

Heidi Meyer, President
Cathy Colclasure, Vice President
Sue Rotunno, Treasurer
Kurt Swanson, Secretary
Susanne Ball, Director

CALL TO ORDER

The Meeting was called to order at 6:00PM.

APPOINTMENT OF OFFICERS

The Board unanimously appointed the following slate:

Heidi Meyer, President
Cathy Colclasure, Vice President
Sue Rotunno, Treasurer
Kurt Swanson, Secretary
Susanne Ball, Director

HOMEOWNER INPUT

There was one homeowner in attendance in which the CC&R Insurance amendment was reviewed.

MINUTES

The Boad review the following sets of minutes:

October 11, 2023, Regular Session
October 11, 2023, Executive Session
November 20, 2023, Executive Session

Heidi Meyer made a motion to approve the minutes as written, Susan Ball seconded the motion and the motion passed unanimously.

FINANCIALS

The Board reviewed the October 2023 financial statements and bank reconciliations. After a brief discussion Susan Ball made a motion to accept the financial statements and back reconciliations subject to the annual audit, Heidi Meyer seconded the motion and the motion passed unanimously.

FISCAL ITEMS

Delinquencies – Management discussed that there are currently no delinquent accounts at this time.

2024 Budget – Management discussed that the approved 2024 budget has been mailed to the membership. The monthly assessment will be \$549.00 per unit per month.

2024 Reserve Study – After a detailed review Heidi Meyer made a motion to approved the 2024 Reserve Study which shows the Association is 42% funded, Susan Ball seconded the motion and the motion passed unanimously.

2023 Annual Audit - The Board approved Greg Villard, CPA, to complete the 2023 Annual Audit. Moonstone will verify that the approval was sent and will work to provide Greg Villard with the necessary documents.

MAINTENANCE ITEMS

LANDSCAPING - The next walk through is scheduled for Wednesday January 10, 2024, at 1:00pm

UTILITY DOORS - We have received a generic proposal from Spooner’s Woodworks Inc., and we are awaiting a proposal from Prime Co.

FRONT DOORS - The front door project has been approved at \$175.00 a door with a not to exceed amount of \$25,000.00 The Association will provide Pedro with the correct insurance to work at the property. Once completed, we will schedule and begin the project – This is in the process of being completed.

POOL - We are pending a proposal from Semper Solaris and there is a meeting scheduled with legacy power to review all options available to the Association.

SB326 - We have received proposals from DB Construction and Prime Co. we are pending a proposal from Nautilus Construction.

ELECTRICAL - The cabinet has been ordered and we are pending the installation date.

SIDEWALKS – Management reviewed the proposal provided from PCC to grind all of the raised concrete areas throughout the property. We discussed with would contact the city to see if there are any programs to assist with this project.

ADMINISTRATIVE

INSURANCE - Enclosed is the ballot that was mailed to the membership. We have not obtained a quorum at this time and the ballot deadline has been extended to Wednesday, January 10, 2024.

CORRESPONDENCE – Management reviewed the Annual Meeting Results that were mailed to the membership.

Homeowner Violations – Susan Ball made a motion to hold the parking fine in abeyance for 6 months associated with 4468 Via Brillante, Heidi Meyer seconded the motion and the motion passed unanimously.

NEW BUSINESS

There was a detailed discussion about the code associated with the fob locks. Cathy Colclasure made a motion to have management change the code and the code would not be issued to anyone with the exception of management, the head landscaper as they only have one fob and Moonstone’s maintenance crew, Sue Rotunno seconded the motion and the motion passed unanimously.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:21 PM.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date