

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 14, 2024, 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.

**HOMEOWNER INPUT**

There was one homeowner in attendance.

**MINUTES**

Susan Ball made a motion to approve the Regular Session Meeting Minutes; Kurt Swanson seconded the motion and the motion passed unanimously.

**FINANCIALS**

Susan Ball made a motion to approve the December 2023 and January 2024 financials and back reconciliations subject to audit; Heidi Meyer seconded the motion and the motion passed unanimously.

**FISCAL ITEMS**

Delinquencies – Management reviewed that there is one delinquent account that needs action at this time. Cathy Colclasure made a motion to file a pay or lien and lien on APN 3451101417, Heidi Meyer 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 landscape committee reviewed the notes from the February 14<sup>th</sup> walkthrough. Management is currently working on an RFP to obtain bids for the landscaping services. The approved proposals at 3 locations are in the process of being completed.

**UTILITY DOORS**

We have received a generic proposal from Spooner's Woodworks Inc., and we are awaiting a proposal from Prime Co and Pacific Western Painting and Nautilus Construction.

**FRONT DOORS**

The front door project has been approved at \$175.00 a door with a not to exceed amount of \$25,000.00. This project is scheduled to begin on Monday February 26, 2024, and should take about one month to complete.

## POOLS

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

Management has requested a proposal from Life Deck to seal all the decks at the three pools. The cost is \$15,200.00. Cathy Colclasure made a motion to approve the proposal from Life Deck, Kurt Swanson seconded the motion and the motion passed unanimously.

## SB326

We have received proposals from DB Construction, Prime Co. and Pacific Western. We are pending a proposal from Nautilus Construction and AV Builder. After discussing the proposal from Pacific Western and DB Construction Heidi Meyer made a motion to approve a NTE amount of \$115,156.90 Susan Ball seconded the motion and the motion passed unanimously

## ELECTRICAL

The cabinet has been ordered and we are pending an installation date.

## BASKETBALL

Enclosed is the proposal to purchase a new basketball hoop. It will cost an additional \$150.00 to install. Heidi Meyer made a motion to purchase the basketball hoop; Kurt Swanson seconded the motion and the motion passed unanimously.

## **ADMINISTRATIVE**

### PICKLE BALL

Enclosed is an article regarding the excitement associated with pickle ball.

Management has discussed this with legal counsel and there are a few options:

Vote to the membership (permanent change)

Advisory vote to the membership

Rule change 30-day notice

After a detailed discussion Heidi Meyer made a motion that management will meet with vendors to obtain proposals on the best approach for the tennis court area. Once the Board approves a proposal management will work with legal counsel to send the appropriate notice to the membership; Susan Ball seconded the motion and the motion passed unanimously.

### ENTRANCE TRELLIS

The association's legal counsel will advise if this is necessary to put to a vote of the membership for permanent removal. Heidi Meyer made a motion for Management to work with legal counsel to send an advisory vote to the membership; Susan Ball seconded the motion and the motion passed unanimously.

## PATIOS

After reviewing the Association's legal counsel advise on the patio extensions; Heidi Meyer made a motion to have management create a list and a map of the extended patio before additional discussion occurs; Sue Rotunno seconded the motion and the motion passed unanimously.

WEBSITE

Enclosed is the contract for the maintenance of the website. This was table for review at the next meeting.

INSURANCE

Enclosed is the ballot that was mailed to the membership. Currently, we do not have a quorum and Management is recommending an additional mailing to the membership and extending the deadline. Cathy Colclasure made a motion to extend the deadline to the April meeting, Susan Ball seconded the motion and the motion passed unanimously.

CORRESPONDENCE

Homeowner Violations

4444 Via Amable – parking violation \$ 100.00 fine

4448 Via Amable – parking violation \$100.00 fine in abeyance

4467 Via Realzar – parking violation \$100.00 fine

4486 Via Amable – parking violation \$100.00 fine

4490 Via Amable – parking violation \$100.00 fine in abeyance

8850 Via Andar – parking violation \$100.00 fine

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 8:08 PM.

Respectfully Submitted,  
Sean DeFreitas, Recording Secretary

***APPROVED:***

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Kurt Swanson, Secretary

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Date