

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 10, 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 to discuss the possibility of having a pickle ball court at the Association.

**MINUTES**

Susan Ball made a motion to approve the December 13 Regular Session Meeting Minutes; Cathy Colclasure seconded the motion and the motion passed unanimously.

**FINANCIALS**

Susan Ball made a motion to approve the November 2023 financials and back reconciliations subject to audit; Sue Rotunno seconded the motion and the motion passed unanimously.

**FISCAL ITEMS**

Delinquencies – Management reviewed that there are no delinquencies that need any action at this time.

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 February 14, 2024, at 1:00pm.

The Board reviewed the proposed increase from Brightview. They are requesting a 4% increase to \$6,063.00 per month. We have a budget of \$5,950.00 per month. Cathy Colclasure made a motion to not approve the increase and for management to create an RFP and acquire proposals; Sue Rotunno seconded the motion and the motion passed with 4 members in favor and 1 abstained (Kurt Swanson).

The Board reviewed the landscaping proposal from Brightview to upgrade three locations throughout the property at a cost of \$13,171.51. After a detailed discussion Kurt Swanson made a motion to approve the proposal; Susan Ball seconded the motion and the motion passed unanimously.

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 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.

Management has requested a proposal from Spooner's Woodworks to complete this project.

After a detailed discussion it was concluded that the Association would proceed with Pedro performing the work without insurance. Kurt Swanson made a motion that we proceed with the project; Heidi Meyer seconded the motion and the motion passed unanimously.

LOCKS - The master code has been changed at all the fob locks within Vista La Jolla.

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 of the decks at the three pools. We will have this to review at the February meeting.

Clubhouse pool Management to discuss the repair of the stucco walls in the pool area and the trellis in the pool area. Susan Ball made a motion to repair all the stucco wall; remove the trellis in the pool area and do not reinstall and remove all of the fixtures on the pool walls, Sue Rotunno seconded the motion and the motion passed unanimously.

Due to the trellis discussion Heidi Meyer made a motion for Management to consult with legal counsel of the removal of the trellises at the front entry of all homes; Sue Rotunno seconded the motion and the motion passed unanimously.

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

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

SIDEWALKS – Management to discuss the proposal from PCC. Management will work with the city and Sue Rotunno to see if there are any programs available to assist with this project. This has been tabled and Management and Sue Rotunno to place request in the get it done San Diego App for locations that are in need of repairs.

**ADMINISTRATIVE**

INSURANCE - At this time we do not have a quorum and Management is recommending an additional mailing to the membership. Heidi Meyer made a motion to extend the deadline to the next Board Meeting and send an additional mailing; Kurt Swanson seconded the motion and the motion passed unanimously.

CORRESPONDENCE – It was discussed that the website needs updates and a link to AppFolio should be placed on the website. Susan Ball made a motion to approve the new skylight at a cost of \$1,503.00 for 8822 Via Andar; Cathy Colclasure seconded the motion and the motion passed unanimously.

Homeowner Violations – There were four hearings for various violations, and they were fined accordingly: 4486 Via Amable \$100.00; 8810 Via Andar \$300.00; 8851 Via Andar \$100.00; 8905 Via Andar \$100.00.

Architectural – Susan Ball made a motion to approve the architectural request submitted by 4470 Via Pasear; Heidi Meyer seconded the motion and the motion passed unanimously.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 8:00 PM.

Respectfully Submitted,  
Sean DeFreitas, Recording Secretary

***APPROVED:***

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Kurt Swanson, Secretary

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Date