

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 10, 2024, 6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT

Heidi Meyer, President
Kurt Swanson, Secretary
Susanne Ball, Director

NOT PRESENT

Cathy Colclasure, Vice President
Sue Rotunno, Treasurer

CALL TO ORDER

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

HOMEOWNER INPUT

There were no homeowners in attendance.

MINUTES

Susan Ball made a motion to approve the March 13, 2024, Regular Session Meeting Minutes. Heidi Meyer seconded the motion. The motion passed unanimously.

FINANCIALS

Susan Ball made a motion to approve the March 2024 financials and back reconciliations subject to audit. Kurt Swanson seconded the motion. 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, 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

It was discussed that the next landscape walk-through is scheduled for Wednesday, April 10th at 1:00pm.

Management is working to set up a job walk to bid the project with BrightView, Labahns, Watersedge, Benchmark and Heritage.

Heidi Meyer made a motion to approve for Western Tree Services to remove the two Pear Trees at 8853 Via Andar in the amount of \$550.00. Kurt Swanson seconded the motion. 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., 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 has started and about 20 doors have been cleaned at this time. The staining/oiling will begin once there is better weather conditions.

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.

We are currently pending a start date from Life Deck to repair the decks at all of the pools.

SB326

Pacific Western Painting will begin this project on April 8, 2024.

ELECTRICAL

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

ADMINISTRATIVE

PICKLE BALL

Management provided the Board with a quote from CH Court Tech and Ferandell. A second proposal is pending from Ferandell.

The Board was also provided with the ballot to the community from legal regarding the pickle ball courts.

ENTRANCE TRELLIS

The Board reviewed the advisory ballot. Heidi Meyer made a motion to approve sending the advisory ballot to the Membership. Susan Ball seconded the motion. The motion unanimously passed.

PATIOS

Management provided the Board with a copy of the letter sent to the 11 homes that that have extended the patio.

INSURANCE

Management advised that a quorum was not achieved the CC&R amendment to change the insurance coverage to bare walls.

Heidi Meyer made a motion to extend the voting period for an additional 30 days due to the lack of quorum. Kurt Swanson seconded the motion. The motion passed unanimously.

FHA

Management provided the Board with the FHA requirements requiring the Association to increase the Fidelity Insurance limits.

CORRESPONDENCE

Homeowner Violations

4408 Via Amable – Parking – Kurt Swanson made a motion to fine \$100.00. Heidi Meyer seconded the motion. The motion passed unanimously.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:00 PM.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date