

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 8, 2024, 6:00 PM
COMMUNITY CLUBHOUSE**

DIRECTORS PRESENT

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

ABSENT

Susanne Ball, Director

CALL TO ORDER

The Meeting was called to order at 6:04PM.

HOMEOWNER INPUT

There was one homeowner in attendance. There was a brief discussion about the utility doors and parking.

MINUTES

Heidi Meyer made a motion to approve the April 10, 2024, Regular Session Meeting Minutes; Cathy Colclasure seconded the motion and the motion passed unanimously.

FINANCIALS

Heidi Meyer made a motion to approve the April 2024 financials and bank reconciliations subject to audit; Cathy Colclasure seconded the motion and the motion passed unanimously.

FISCAL ITEMS

Delinquencies – No items discussed.

2023 Annual Audit – The 2023 Annual Audit was completed by Greg Villard, CPA. Copies were mailed to membership on April 30, 2024. Sue Rotunno made a motion to approve the 2023 Annual Audit as submitted by Greg Villard, CPA. Heidi Meyer seconded the motion and the motion passed unanimously.

MAINTENANCE ITEMS

LANDSCAPING

- Management informed the Board that we had our monthly landscape walkthrough, and the landscapers are going to focus on the maintenance of the slope behind the homes on Via Andar.
- Management also discussed that we completed a bid walk with BrightView, Benchmark, Labahns, Watersedge, and Heritage to obtain a proposal for service based on RFP.
- Management reported that pear tree removal and stump grind at 8853 Via Andar has been completed.

GUTTER CLEANING

- Management presented a quote from Butter Gutter to complete the gutter and downspout cleaning for the community. Cathy Colclasure made a motion to approve the quote from Butter Gutters in the amount of \$4,600.00; Sue Rotunno seconded the motion and the motion passed unanimously.

UTILITY DOORS

- Management reported that they are still awaiting a proposal from Prime Co, Pacific Western Painting, and Nautilus Construction.
- Management advised that we had a meeting with Mulholand Doors (Steel Doors). After a detailed discussion Heidi Meyer made a motion to install two sets of doors on Via Andar as a test project where the landscaping is currently being renovated at a cost of \$18,000.00, Sue Rotunno seconded the motion and the motion passed unanimously. This only includes the installation of the doors and not the demo and removal of the old doors. It was also discussed, and the Board voted unanimously to have the color of the doors will be oil rubbed bronze.

FRONT DOORS

- Management reported that there are still 20 doors to be completed. A walk-through will need to be scheduled to review several doors that need to be stained.

POOLS

- Management advised that we are currently pending a start date from Life Deck to repair, and seal call the decks at all the pools.
- In an effort to reduce cost associated with the pools, Heidi Meyer made a motion to turn the heat of at pool #2 and pool #3 - the jacuzzi will remain heated at each location; Sue Rotunno seconded the motion and the motion passed unanimously.

SB326 -

- The job has been reported as complete by Pacific Western Painting and all decks have been inspected.

ELECTRICAL

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

ADMINISTRATIVE

PICKLE BALL

- Management received the proposal in the amount of \$13,400.00 from CH Court Tech for the repair associated with the fence post.
- Management presented two quotes, one from Ferandell and one from CH Court Tech. Management will be working on separating the cost associated with the bid to advise what can be paid from the reserves and what cost will have to be a special assessment.
- Ballot to the community drafted by legal regarding this matter was also presented to the Board.

ENTRANCE TRELIS

- Management had reported that a mailout is pending to go out to the community and ballots will be counted at the June Board Meeting.

PATIOS

- Management made known that of the eleven homes that received the patio extension letter, we have received three indemnity agreements.

INSURANCE

- Currently, we do not have a quorum. This has been extended to the June Board Meeting.

CORRESPONDENCE

Homeowner Violations

4475 Via Precipicio – Trash Can violation – Hearing Letter

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 8:05 PM.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date