

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR MEETING MINUTES  
WEDNESDAY, JUNE 20, 2024, 6:00 PM  
COMMUNITY CLUBHOUSE**

**DIRECTORS PRESENT**

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

**ABSENT**

Sue Rotunno, Treasurer

**CALL TO ORDER**

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

**HOMEOWNER INPUT**

There were no homeowners in attendance.

**MINUTES**

Susanne Ball made a motion to approve the May 8, 2024, Regular Session Meeting Minutes; Cathy Colclasure seconded the motion and the motion passed unanimously.

**FINANCIALS**

Susanne Ball made a motion to approve the May 2024 financials and bank reconciliations subject to audit; Kurt Swanson seconded the motion and the motion passed unanimously.

**FISCAL ITEMS**

Delinquencies – Heidi Meyer made a motion to file a lien on APN 3451101702; Kurt Swanson seconded the motion and the motion passed unanimously.

Investments – Management presented a recommendation of investing \$250,000 in a 9-month CD and \$250,000 in a 12-month CD. They are averaging around 5%. Heidi Meyer made a motion to the recommendation; Kurt Swanson seconded the motion and the motion passed unanimously.

**MAINTENANCE ITEMS**

**LANDSCAPING**

- Management informed the Board that the current landscape contract is costing \$6,036.00/month.
- Management presented 5 landscape proposals: BrightView for \$6,240.00, Heritage for \$6,413.00, Watersedge for \$8,400.00, Benchmark for \$9,250.00, and Labahns for \$11,787.00. Management will provide a breakdown of the contracts from BrightView and Heritage for the next meeting.

**GUTTER CLEANING**

- Management reported that the project to clean all the gutters has been completed.

## UTILITY DOORS

- Management reported that Mulholland Doors has received the signed contract and are pending payment before fabrication can begin.
- The Association has a total of 56 utility doors (28 large and 28 small). The cost is \$9,162.80 per set (one large + one small) plus demo and removal of the old doors.
- $\text{Mulholland} = \$255,550.40 / \$224,574.23 \text{ Building Components} / \text{Reserve Study (42\%)} = \$94,321.00 / \text{Special Assessment of } \$161,229.40 / 117 = \$1,378.00 \text{ per unit for the utility doors. This ballot measure is currently on hold until the installation of the two sets of test doors on Via Andar.}$

## 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. Management also advised they had met with Pedro who disclosed that the project was expected to be completed on June 22, 2024. Management plans to complete a job walk with Pedro once the project has been completed.

## POOLS

- Management reported that Life Deck has completed the repairs and completed applying seal coating to all the pool decks.

## ELECTRICAL

- Management reported that the cabinet has been ordered and installation was scheduled for Tuesday, June 25, 2024.

## **ADMINISTRATIVE**

### PICKLE BALL

- Management is scheduled to meet with CH Court Tech on Monday for the post proposal.
- Management presented two quotes, one from Ferandell and one from CH Court Tech.
- Management also presented the ballot to the community from legal regarding this matter.
- Management presented the special assessment breakdown for the bid from CH Court Tech to the Board as follows:
  - $\$164,160.00 = \text{Tennis} - \$120,360.00 / \text{Pickle Ball} - \$43,800.00$
  - $\text{Reserve} = \$92,858.28 \text{ Special Assessment} = \$71,301.72 (\$43,800.00 + \$27,501.72) / 117 \text{ Units} = \$609.42 \text{ per unit for the pickleball and tennis court rehab}$
  - Heidi Meyer made a motion to accept the proposal from CH Court Tech in the amount of \$164,160.00 and to send a special assessment ballot to the community; Kurt Swanson seconded the motion, and the motion passed with a vote of 3 Yes and 1 No.
- After a detail discussion about the ballots, it was concluded that Association would Raffle off 3 fobs for the common area. If all 3 ballots (CC&R, Pickleball, Trellis) were returned your name would be entered into the raffle. Susan Ball made a motion to raffle off 3 fobs per the conditions stated above; Heidi Meyer seconded the motion and the motion passed unanimously.

### ENTRANCE TRELIS

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

PATIOS

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

INSURANCE

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

CORRESPONDENCE

Homeowner Violations:

- 4449 Via Precipicio – Trash Can Violation – Violation Letter
- 4485 Via Amable – Decorative Lights on Patio Wall – Violation Letter
- 8806 Via Andar – Broom Above Garage – Violation Letter
- 8850 Via Andar – Parking – Hearing – Fine issued \$ 100.00 – Kurt Swanson motion; Heidi Meyer seconded all were in favor and the motion passed unanimously.

**ADJOURNMENT**

With no additional items to discuss, the Regular Session was adjourned at 8:38 PM.

Respectfully Submitted,  
Sean DeFreitas, Recording Secretary

***APPROVED:***

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Kurt Swanson, Secretary

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Date