

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

DIRECTORS PRESENT

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

ABSENT

NONE

CALL TO ORDER

The Meeting was called to order at 6:01PM.

HOMEOWNER INPUT

There were no homeowners in attendance.

MINUTES

Cathy Colclasure made a motion to approve the June 20, 2024, Regular Session Meeting Minutes; Susanne Ball seconded the motion and the motion passed unanimously.

FINANCIALS

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

FISCAL ITEMS

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

Investments – Morgan Stanley has received the request to invest \$250,000 in a 9-month CD and \$250,000 in a 12-month CD.

MAINTENANCE ITEMS

LANDSCAPING

- Management informed the Board that the current landscape contract is costing \$6,036.00/month.
- Management provided the following cost breakdown for two landscaping proposals:
 - BrightView - \$6,240.00 = 45 hours per week at \$36.00/hour per man hour

- Heritage - \$6,413.00 = 40 hours per week at \$37.00/hour per man hour'
- Heidi Meyer made a motion to accept the landscaping proposal from BrightView in the amount of \$6,240.00; Kurt Swanson seconded the motion and the motion passed unanimously.

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.
- Mulholland = $\$255,550.40 / \$224,574.23$ Building Components / Reserve Study (42%) = \$94,321.00 / Special Assessment of $\$161,229.40 / 117 = \$1,378.00$ 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 Pedro has confirmed that all doors have been completed. Pedro is pending final payment and management has a scheduled walkthrough with him for Thursday, July 9, at 10:00 am. Pedro will completed touch ups on about 15 doors.

ELECTRICAL

- Management reported that the cabinet has been installed and SDG&E has turned the power on.

ADMINISTRATIVE

SPECIAL ASSESSMENT

Management reviewed a copy of the special assessment letter with the Board which included a description of the FOB raffle.

PICKLE BALL

- Management is scheduled to meet with CH Court Tech on Monday, July 15, 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:
 - $\$164,160.00 = \text{Tennis} - \$120,360.00 / \text{Pickle Ball} - \$43,800.00$
 - Reserve = $\$92,858.28$ Special Assessment = $\$71,301.72 (\$43,800.00 + \$27,501.72) / 117 \text{ Units} = \609.42 per unit for the pickleball and tennis court rehab

ENTRANCE TRELLIS

- Management advised that a mailout is pending to go out to the community and ballots will be counted at the August 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. Voting has been extended to the August Board Meeting.
- The mailing to propose altering the CC&Rs to allow for “bare-walls” coverage was enclosed for Board review.
- Enclosed is the insurance renewal at a cost of \$76,734.00. After a detailed discussion Heidi Meyer made a motion to increase the deductible from \$25,000.00 to \$50,000.00 to save \$5,888.00 on the renewal cost, for a new premium of \$70,846.00, Susan Ball seconded the motion and the motion passed unanimously.

CORRESPONDENCE

Homeowner Violations:

- 8838 Via Andar – Trash Can Violation – Violation Letter

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:07 PM.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date