

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 14, 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

Sue Rotunno, Treasurer

CALL TO ORDER

The Meeting was called to order at 6:03 PM.

HOMEOWNER INPUT

There was one homeowner in attendance.

MINUTES

Cathy Colclasure made a motion to approve the July 10, 2024, Regular Session Meeting Minutes; Susanne Ball seconded the motion, and the motion passed unanimously.

FINANCIALS

Cathy Colclasure made a motion to approve the July 2024 financials and bank reconciliations subject to audit; Susanne Ball seconded the motion, and the motion passed unanimously.

FISCAL ITEMS

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

Investments – Morgan Stanley has invested \$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 with BrightView is costing \$6,036.00/month and they will keep current pricing through 2024.
- Management advised that the renewal contract will start January 1, 2025, with BrightView at a cost of \$6,240.00 = 45 hours per week at \$36.00 per man hour.

UTILITY DOORS

- Management reported that Mulholland Doors has installed the test doors.
- 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.
- $\text{Mulholland} = \$255,550.40 / \$224,574.23 \text{ Building Components} / \text{Reserve Study (42\%)} = \$94,321.00 / \text{Special Assessment of } \$161,229.40 / 117 = \$1,378.00$ per unit for the utility doors. After a detailed discussion about the special assessment associated with the utility Heidi Meyer made a motion to budget the project at \$200,000.00 to be paid from the reserves without a special assessment with a \$50,000.00 limit on the deposit. Kurt Swanson seconded the motion, and the motion passed unanimously.

FRONT DOORS

- Management reported that Pedro has confirmed that all doors have been completed. Pedro will be completing 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 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
 - Due to only having 50 ballots returned the deadline was extended

ENTRANCE TRELLIS

- Management enclosed the advisory ballot that went out to the community regarding this matter.
- Management advised they received a total of 51 ballots, 28 voting yes and 23 voting no.

- Heidi Meyer made a motion for the Board to continue to maintain, repair and replace the trellises at the entrance of each Unit and continue budgeting for such maintenance, repair and replacement within the Reserve Study. Cathy Colclasure seconded the motion, and the motion passed unanimously.

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. We have 61 ballots. Voting has been extended to the September Board Meeting.
- The mailing to propose altering the CC&Rs to allow for “bare-walls” coverage was enclosed for Board review.
- The updated Certificate of Insurance and Insurance Disclosure reflecting the increased property coverage deductible of \$50,000.00 effective 8/1/24 was enclosed for Board review.

CORRESPONDENCE

Homeowner Violations:

- Susanne Ball made a motion to fine 4415 Via Amable for garbage cans according to the fine schedule. Kurt Swanson seconded the motion, and the motion passed unanimously.
- Susanne Ball made a motion to fine 4449 Via Precipicio for noise according to the fine schedule. Kurt Swanson seconded the motion, and the motion passed unanimously.
- Heidi Meyer made a motion to fine 4481 Via Pasear for parking according to the fine schedule. Kurt Swanson seconded the motion, and the motion passed unanimously.
- Heidi Meyer made a motion to fine 8838 Via Andar for trash according to the fine schedule. Kurt Swanson seconded the motion, and the motion passed unanimously.
- Kurt Swanson made a motion to fine 8842 Via Andar for trash according to the fine schedule. Heidi Meyer seconded the motion, and the motion passed.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 7:34 PM.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Kurt Swanson, Secretary

Date