

**VISTA LA JOLLA TOWNHOMES ASSOCIATION  
REGULAR BOARD MEETING  
WEDNESDAY, DECEMBER 13, 2017  
6:00 P.M.  
AT THE CLUB HOUSE**

**AGENDA**

- |                  |   |  |
|------------------|---|--|
| <b>6:00 p.m.</b> | <b>I. REGULAR MEETING - CALL TO ORDER</b>   | <b>Alice Buck,<br/>President</b>                                       |
| <b>6:05 p.m.</b> | <b>II. APPROVAL OF MINUTES</b><br>November 2017 – Regular Session<br>November 2017- Executive Session | <b>SECTION I</b><br><b>Kurt Swanson,<br/>Secretary</b>                 |
| <b>6:10 p.m.</b> | <b>III. FINANCIAL REPORT</b><br>November 2017   | <b>SECTION II</b><br><b>Richard Heckman,<br/>Treasurer</b>             |
| <b>6:25 p.m.</b> | <b>IV. MANAGEMENT REPORT</b>  | <b>SECTION III</b><br><b>Sean DeFreitas,<br/>A. McKibbin &amp; Co.</b> |
|                  | <b>FISCAL ITEMS</b>   |  |
|                  | A. Accounts Receivable  |  |
|                  | B. 2018 Budget & Reserve Study  |  |
|                  | <b>MAINTENANCE ITEMS</b>  |  |
|                  | A. Concrete Replacement   | <b>P. 1</b>  |
|                  | B. Landscaping  | <b>P. 2-4</b>  |
|                  | C. Fire Pit   | <b>P. 5</b>  |
|                  | D. Tennis Court Signs   |  |
|                  | <b>ADMINISTRATIVE ITEMS</b>   |  |
|                  | A. CC&Rs Quorum Amendment   |  |
|                  | B. Building Homes and Jobs Act  | <b>P. 6-11</b>   |
|                  | <b>EXECUTIVE SESSION</b>  |  |
|                  | A. Eight (8) Hearings   | <b>P. 12-36</b>  |
| <b>6:50 p.m.</b> | <b>V. NEW BUSINESS</b>  |  |
| <b>7:00 p.m.</b> | <b>VI. ADJOURNMENT</b>  |  |

**NEXT MEETING:**  
**Wednesday, January 10, 2017**