

**VISTA LA JOLLA TOWNHOMES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, MAY 9, 2018**

**DIRECTORS PRESENT:**

Alice Buck, President  
Susanne Ball, Vice President  
Kurt Swanson, Secretary

**DIRECTORS ABSENT:**

Richard Heckman, Treasurer  
Cathy Colclasure, Director

**ALSO PRESENT:**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.

**CALL TO ORDER**

There being a quorum, Alice Buck, President, called the Board Meeting to order at 6:06 p.m.

**APPROVAL OF MINUTES**

Management presented the Board with the April 2018 regular and executive meeting minutes for their review and approval. After a discussion, Susanne Ball motioned to approve the April 2018 regular and executive minutes with one correction, Kurt Swanson seconded; the motion passed unanimously.

**FINANCIAL REPORT**

Management presented the April 2018 financial statements to the Board of Directors. After a brief discussion, Susanne Ball motioned to approve the April 2018 financial statements and bank reconciliations subject to the annual audit, Kurt Swanson seconded; the motion passed unanimously.

**FISCAL ITEMS**

**A. ACCOUNTS RECEIVABLE**

Management notified the Board that there are currently no delinquent accounts and no action is necessary.

**MAINTENANCE**

**A. LANDSCAPING**

The Board reviewed proposal #1801 from TVRI for various landscaping upgrades per the April walkthrough for a total cost of \$636.00. Susanne Ball motioned to approve the proposal, Kurt Swanson seconded, and the motion passed unanimously.

**B. TREE TRIMMING**

The Board reviewed the proposal from Western Tree Services for the 2018 annual tree trimming for a total cost of \$12,350.00. Susanne Ball motioned to approve the proposal, Kurt Swanson seconded, and the motion passed unanimously.

**ADMINISTRATIVE ITEMS**

**A. CC&R'S QUORUM AMENDMENT**

The Association's legal counsel, Epstein, Grinnell, & Howell listed all documents they need to petition the courts for a lowered CC&Rs quorum percentage, including any statements from Board members or other homeowners. Management has compiled the documents, and has turned them over to legal counsel.

**NEW BUSINESS**

Kurt Swanson discussed remodeling the clubhouse. He requested a timeline for a new renovation.

**ADJOURNMENT**

There being no additional items for discussion, the regular session was adjourned at 6:18 p.m.

Respectfully Submitted,  
Elizabeth Lensner, Recording Secretary

***APPROVED:***

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Kurt Swanson, Secretary

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Date