

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, MAY 8, 2019
6:00 PM
AT THE CLUB HOUSE**

DIRECTORS PRESENT:

Kurt Swanson, President
Richard Heckman, Treasurer
Cathy Colclasure, Secretary
Sue Rotunno, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co., Inc.

NOT PRESENT

Susanne Ball, Vice President

CALL TO ORDER

After a quorum was established, Kurt Swanson, President, called the Regular Board Meeting to order at 6:02 P.M.

APPROVAL OF MINUTES

The April 10, 2019 Regular and Executive Meeting Minutes were reviewed and discussed. Richard Heckman made a motion to approve the April 10, 2019 Regular and Executive Meeting Minutes as presented. Sue Rotunno seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The April 2019 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the April 2019 financial statements and bank reconciliations subject to the annual audit. Cathy Colclasure seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are currently two delinquent accounts, *10046 and *1002. After some discussion, Kurt Swanson made motion to send accounts *10046 and *1002 to the attorney for a pay or lien letter and lien. Richard Heckman seconded the motion and the motion passed unanimously.

B. INVESTMENT RECOMMENDATIONS

Management presented the Board with the investment recommendations from Morgan Stanley to reinvest \$50K CD into a 3-year CD. Kurt Swanson made a motion to approve reinvesting the \$50K CD into a 3-year CD. Cathy Colclasure seconded the motion and the motion passed unanimously.

MAINTENANCE

A. CLUBHOUSE DESIGN IDEAS

Management advised the Board that an article was placed in the May newsletter to encourage Homeowners to attend the June Board Meeting to provide feedback for improvement ideas for the clubhouse.

B. LANDSCAPE PROPOSAL

Management and the Board reviewed the site review report from Brightview Landscape from the most recent walkthrough.

C. POOL

Management advised the Board that Life Deck will be resealing the decks of pool 2 and pool 3 during the week of May 6, 2019 to May 10, 2019 and the clubhouse pool will be completed on May 13, 2019 to May 17, 2019.

D. TREE TRIMMING PROPOSAL

Management presented the Board a proposal from Western Tree Service to complete the annual tree trimming for the community. Kurt Swanson made a motion to approve the tree trimming bid from Western Tree in the amount of \$13,775.00. Richard Heckman seconded the motion and the motion passed unanimously.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management presented the Board with an ARC application from 8887 Via Andar for new windows with the condition that the exterior will be bronze color. The Board unanimously approved the ARC application.

B. CORRESPONDENCE

Management provided the Board with copies of all correspondence sent to various Homeowners within the community since the last meeting.

C. NEWSLETTER

Management and the Board reviewed the May newsletter and discussed topics for the May newsletter.

NEW BUSINESS

There was no new business at this time.

ADJOURNMENT

With no additional items to discuss, the regular session was adjourned at 6:51 p.m.

Respectfully Submitted,
Sean DeFreitas, Recording Secretary

APPROVED:

Cathy Colclasure, Secretary

Date