

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 17, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Judith Knowles, Vice President  
Robert Frazier, Treasurer  
Janay Kruger, Director

**DIRECTORS ABSENT**

Christine Favus, Secretary  
Larry Tom, Director  
Lori Foreucci, Director

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the regular Board Meeting to order at 6:00 pm.

**APPROVAL OF MINUTES**

The September 2017 regular meeting minutes were reviewed and accepted. Judith Knowles motioned to approve the regular meeting minutes, Robert Frazier seconded the motion, and Janay Kruger abstained as she was not in attendance at the last meeting; the motion passed.

**TREASURERS REPORT**

After reviewing the September 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Janay Kruger seconded, and the September 2017 financial statements and bank reconciliations were accepted subject to the annual audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently ten (10) delinquent accounts: 6103, 3083, 1050, 4106, 5039, 5080, 5156, 5173, 5195, and 5212. No action is necessary as liens are pending or have been filed against accounts: 6103 and 3083. Management requested to send a pay or lien letter and lien accounts: 1050, 4106, 5039, 5080, 5156, 5173, 5195, and 5212. Janay Kruger motioned to send a pay or lien letter and lien the aforementioned accounts, Judith Knowles seconded, and all were in favor.

**B. 2018 PROPOSED BUDGET**

Management presented the Board with the proposed 2018 Budget. The proposed Budget called for no increase in the monthly assessment. After reviewing the budget, Janay Kruger made a motion to accept the proposed 2018 Budget, Robert Frazier seconded, and the motion passed unanimously. Management will mail the budget and annual disclosures to the membership.

### **C. 2018 RESERVE STUDY**

Management presented the Board with the 2018 Reserve Study, prepared by SCT Reserve Consultants. After reviewing the study, Janay Kruger motioned to accept the 2018 Reserve Study, Robert Frazier seconded, and the motion passed unanimously.

## **MAINTENANCE:**

### **A. RED CURBS**

Management informed the Board that request for proposals was sent to multiple vendors for sandblasting and repainting the red curbs. The deadline to submit the proposals is November 9, 2017. Management will bring the proposals to the November Board meeting

### **B. LANDSCAPING**

Management presented the Board with three (3) landscaping proposals for various landscaping upgrades and tree maintenance. Judith Knowles motioned to approve bid #8490 to install compost at the staircase for \$2,442.83, bid #8550 for the 2018 tree treatment for \$3,625.00, and bid #8549 to treat the diseased Stone Pines for \$21,600.00. Janay Kruger seconded the motion and the motion passed unanimously.

### **C. TREE TRIMMING**

Management informed the Board that Western Tree Services will finish trimming the remainder of the interior trees once Heaviland Landscape completes reseeding of the lawns.

### **D. SUPER LOOP BUS STOPS**

Management updated the Board on the progress of the Super Loop bus stations. The bus stops on the corner of Regents Rd. and Arriba St. and the corner of Nobel Dr. and Lebon Dr. are expected to be completed by the end of October. Management confirmed the irrigation has been turned back on in those areas.

### **E. LIGHT POLES**

Management informed the Board on the progress of replacing the light poles, Management made a request on the city's 'Get it Done' website in order for it to be replaced, other homeowners in the area have also made the request in hopes that if many requests are submitted they will replace them more rapidly.

### **F. COMPLETED MAINTENANCE**

Management gave a report on maintenance items that were completed during the month:

- I. NO PARKING SIGNAGE** – The “NO PARKING” signs have been installed throughout the community.
- II. POWER WASHING** – Power washing has been completed on Regents Rd. and Arriba St. due to pine tree droppings. Heaviland Landscape will be treating the diseased Stone Pines to help prevent the droppings from the trees.

## **ADMINISTRATIVE ITEMS:**

### **A. MORENA AND ELVIRA DOUBLE TRACK**

The attorney is in the process of reviewing all documents related to the Morena and Elvira double track project. Mr. Sabban has reached out to Mr. Keagy to appraise the land.

**ADDITION INFORMATION**

**A. ARCHITECTURAL REQUEST**

Management informed the Board of the architectural application that Marbella Homeowners Association submitted for the installation of pavers at the entry of the subdivision. After a brief discussion, Janay Krueger made a motion to approve the architectural application from the Marbella Homeowners Association, Robert Frazier seconded the motion, and all were in favor

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,  
Amber Jones

**APPROVED:**

*Soi* \_\_\_\_\_  
Christine Favus, Secretary

11-28-17  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 19, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Judith Knowles, Vice President  
Robert Frazier, Treasurer  
Lori Forcucci, Director  
Christine Favus, Secretary  
Larry Tom, Director

**DIRECTORS ABSENT**

Janay Kruger, Director

**ALSO PRESENT**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.  
Amber Jones, A. McKibbin & Co.  
2 Homeowners  
5 SANDAG representatives

**SANDAG PRESENTATION**

The SANDAG presentation was held as scheduled. Representatives from SANDAG were in attendance to discuss the Mid-Coast Trolley project with Board members.

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the regular Board Meeting to order at 6:45pm.

**APPROVAL OF MINUTES**

The August 2017 regular meeting minutes were reviewed and accepted. Christine Favus motioned to approve the regular meeting minutes, Lori Forcucci seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the August 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Judith Knowles seconded, and the August 2017 financial statements and bank reconciliations were accepted subject to the annual audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently three (3) delinquent accounts: 6103, 5038, and 3083. All accounts are currently with the attorney and no action needs to be taken at this time.

**B. ANNUAL AUDIT PROPOSALS**

The Board reviewed three proposals for the 2017 Annual Audit. Lori Forcucci motioned for Jose Mejares, CPA to complete the 2017 Annual Audit for a total cost of \$1,015.00. Christine Favus seconded and the motion passed unanimously.

**C. INVESTMENTS**

Management met with Mr. Yates, a representative from Silvergate Bank, to discuss investments and interest rates. After reviewing the interest rates the Association is currently receiving in the CDs, Mr. Yates gave a few suggestions but overall, it was determined that the interest rates would not increase if the investments were executed by a different bank.

**MAINTENANCE:**

**A. RED CURBS & NO SIGNAGE**

As discussed during the August meeting, Management created a map of all the red curbs within La Jolla Colony. After a discussion, the Board requested Management move forward and obtain proposals to sandblast and paint the red curbs throughout La Jolla Colony. In addition, Management obtained a proposal to replace the faded and/or damaged "NO PARKING" signs around La Jolla Colony. Lori Forcucci motioned to approve the proposal to replace 27 "NO PARKING" signs at a cost of \$1,309.16, Larry Tom seconded, and all were in favor.

**B. LA JOLLA COLONY PLAZA LETTERS**

The Board reviewed the letters to La Jolla Colony Plaza Management, regarding the upkeep of the plaza, and a sample version of the letter that will be sent to all Board Presidents and Apartment Managers. Judith Knowles motioned to send the letter to the La Jolla Colony Plaza Management and the Board Presidents and Apartment Managers. Christine Favus seconded the and all were in favor.

**C. TREE TRIMMING**

Management informed the Board that Western Tree Services will finish trimming the remaining Podocarpus and Metrosiderous trees within the next two weeks.

**D. SUPER LOOP BUS STOPS**

Management updated the Board on the progress of the Super Loop bus stations. These bus stations at the corner of Regents Rd. and Arriba St. and the corner of Nobel Dr. and Lebon Dr. were expected to be completed by the beginning of October. SANDAG discussed the delays with Management and the project is expected to last until the end of October.

**E. LIGHT POLES**

A vehicle crashed into a light pole between East and West Colony Barcelona. Management made a new request on the city's 'Get it Done' website in order for it to be replaced.

**F. COMPLETED MAINTENANCE**

Management gave a report on maintenance items that were completed during the month:

- I. **Trash Receptacles** - All trash receptacles throughout the park have been power washed and all the lids have been painted.
- II. **Bollards** - The bollards at the entrance to the main green belt area have been repaired and painted.
- III. **Lighting** - All monument lighting and pole lighting have been tested and repaired.

**ADMINISTRATIVE ITEMS:**

**A. ATTORNEY FEES**

The Board reviewed the hourly fee addendum from ARC IPC LAW. The fee will remain \$350.00 per hour. Ariel Sabban, Esq. is reviewing all documents regarding the offer from SANDAG on the Morena and Elvira Double Track project.

**B. NOVEMBER BOARD MEETING DATE**

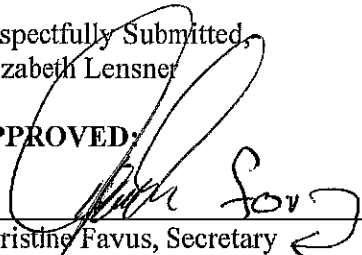
Due to the Thanksgiving holidays, the November Board meeting will be switched to November 28, 2017.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,  
Elizabeth Lensner

APPROVED:

  
Christine Favus, Secretary

10-17-17  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 17, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Judith Knowles, Vice President  
Robert Frazier, Treasurer  
Lori Forcucci, Director  
Janay Kruger, Director

**DIRECTORS ABSENT**

Christine Favus, Secretary  
Larry Tom, Director

**ALSO PRESENT**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.  
Amber Jones, A. McKibbin & Co.  
1 Homeowner

**HOMEOWNER INPUT**

One homeowner from Valencia was present to discuss the Elvira to Morena Double Track project and the permanent easement purchase offer from SANDAG.

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:02 pm.

**APPROVAL OF MINUTES**

The July 2017 regular and executive meeting minutes were reviewed and accepted. Judith Knowles made a motion to approve the regular and executive meeting minutes, Lori Forcucci seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the July 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Janay Kruger seconded, and the July 2017 financial statements and bank reconciliations were accepted subject to the annual audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently seven (7) delinquent accounts: 4100, 6103, 5038, 5122, 5143, 6044, and 3083. All accounts are currently with the attorney and no action needs to be taken at this time.

**MAINTENANCE:**

**A. VONS SHOPPING CENTER**

Judith Knowles brought to Management's attention the displeasing appearance of the La Jolla Colony Plaza (Vons Shopping Center). Management will write a letter to the La Jolla Colony Plaza management to inquire about the appearance. It was discussed that the sub-associations within La Jolla Colony should also write to the shopping center's Management in order to bring more attention to this matter. Lori Forcucci volunteered to assist in writing the letters.

**B. RED CURBS**

Management suggested the red curbs within La Jolla Colony be sandblasted and repainted. The Board discussed whether there should be so many painted red curbs since there are 'no parking' signs posted in the same areas. Management will provide a map of all the painted red curbs in the Colony for the Board to review at the next meeting. Action deferred to the September meeting.

**C. CITY LIGHT POLES**

Management informed the Board that the city has yet to replace the two (2) street lights at the entrance of Valencia and on La Jolla Colony Drive. No updates for these projects have been processed on the 'Get it Done' website. Management and other members of the La Jolla Colony community have reached out to UTC community representatives to receive an update on this matter.

**D. TREE TRIMMING**

Management informed the Board that Western Tree Services completed trimming the exterior perimeter trees within the Colony and they are in the process of trimming the interior trees.

**ADMINISTRATIVE ITEMS:**

**A. NOTICE OF SETTLEMENT LETTER-VERANO MAIL OUT**

Management notified the Board that Verano requested the Notice of Settlement letter to be sent out to owners within the Verano association. After a brief discussion, Janay Kruger made a motion to approve the mail out to the Verano owners, Robert Frazier seconded, and the motion passed unanimously.

**B. LANDSCAPING CONTRACT**

Management provided the landscape contract termination letter to TerraCare/TVRI, effective August, 31, 2017, and the contract with Heaviland Landscaping, effective September 1, 2017.

**C. SANDAG TREE REMOVAL FLYER**

The Board reviewed the flyer, provided by SANDAG, concerning the tree removal along La Jolla Colony Drive and Nobel Drive. The notice has also been posted on the La Jolla Colony website.

**D. SANDAG OFFER**

Management informed the offer from SANDAG to purchase a permanent easement of parcel numbers: 347-372-69-00 and 347-380-02-00 for \$15,700.00. After in depth discussion, Janay Kruger made a motion to turn over all pertinent documents to the Association's attorney, Ariel Sabban, for his review, Lori Forcucci seconded, and all were in favor.

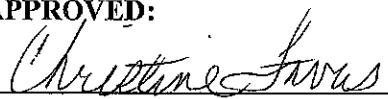
**ADJOURNMENT**

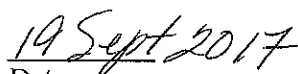
There being no further business, the meeting was adjourned at 7:23 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
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Christine Favus, Secretary

  
\_\_\_\_\_  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 18, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Judith Knowles, Vice President  
Robert Frazier, Treasurer  
Lori Forcucci, Director  
Larry Tom, Director  
Janay Kruger, Director

**DIRECTORS ABSENT**

Christine Favus, Secretary

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 7:00 pm.

**APPROVAL OF MINUTES**

The June 2017 regular meeting minutes were reviewed and accepted. Janay Kruger made a motion to approve the regular meeting minutes, Judith Knowles seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the June 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Lori Forcucci seconded, and the June 2017 financial statements and bank reconciliations were accepted subject to the annual audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently thirteen (13) delinquent accounts: 5278, 4100, 6103, 5038, 1105, 3083, 4057, 5063, 5122, 6105, 6044, 5229, and 5143. No action is necessary as liens are pending or have been filed against accounts: 4100, 6103, and 5038. Account 5278 has a small claims court date scheduled for August 7, 2017. Management requested to send a pay or lien letter and to lien accounts: 1105, 3083, 4057, 5063, 5122, 6105, 6044, 5229, and 5143. Robert Frazier motioned to send a pay or lien letter to the aforementioned accounts, Judith Knowles seconded, and all were in favor.

**B. INVESTMENT SUGGESTION**

The Board reviewed the investment suggestion from Merrill Lynch. Lori Forcucci made a motion to approve the investment suggestion, Robert Frazier seconded, Judith Knowles opposed, and the motion passed.



**C. RESERVE STUDY PROPOSALS**

The Board reviewed the proposals from SCT Reserve Consultants and Barrera & Co. to conduct the 2018 Reserve Study. Judith made a motion to approve the proposal from SCT Reserve Consultants for a level II on-site visit for a total of \$1,100.00, Larry Tom seconded; the motion passed unanimously.

**MAINTENANCE:**

**A. IN PROGRESS MAINTENANCE**

Management updated the Board on the maintenance that is currently in progress in the community. Western Tree Services is expected to complete the 2017 tree maintenance program by the first week of August 2017. The extra lighting on the pergola on the corner of Regents Rd. & Arriba St. were backordered and are expected to be installed no later than the first week of August.

**B. ASPHALT REPAIRS**

Management informed the Board that NPG completed the resealing of the park trail's asphalt.

**C. LANDSCAPE MAINTENANCE CONTRACT**

After interviewing the remaining landscape vendors still in the running for the landscape maintenance contract in Executive Session, Robert Frazier made a motion to approve the proposal from Heaviland Landscape for the landscape maintenance contract, Judith Knowles seconded; all were in favor.

**ADMINISTRATIVE ITEMS:**

**A. NOTICE OF SETTLEMENT LETTER**

The Board reviewed the updated notice of Settlement of Eminent Domain, which now includes attorney fees and maps of the parcels of land. Lori Forcucci made a motion to approve the letter to be sent to the membership, Janay Kruger seconded, and all were in favor.

**B. SUMMER CONCERT**

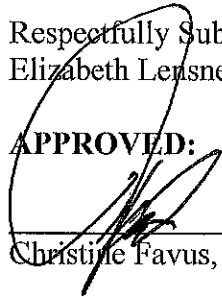
The Summer Concert is scheduled for Sunday, July 24 from 4:00pm – 6:00pm and The Heroes are scheduled to perform.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:11 p.m.

Respectfully Submitted,  
Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

8-15-17  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 20, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Judith Knowles, Vice President  
Robert Frazier, Treasurer  
Christine Favus, Secretary  
Lori Forcucci, Director  
Larry Tom, Director  
Janay Kruger, Director

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:20 pm.

**APPROVAL OF MINUTES**

The May 2017 regular meeting minutes were reviewed and accepted. Judith Knowles made a motion to approve the regular meeting minutes, Christine Favus seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the May 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Christine Favus seconded, and the May 2017 financial statements and bank reconciliations were accepted subject to the annual audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently five (5) delinquent accounts: 5278, 4100, 6036, 6103, and 5038. No action is necessary as liens are pending or have been filed against the aforementioned accounts.

**MAINTENANCE:**

**A. LANDSCAPING EXTRAS**

Management included two (2) proposals from TVRI for the Board's review. Janay Kruger made a motion to approve Bid #073 to install various plantings on the slopes adjacent to Avana, Avalon, Charmant Dr., and Marbella for a total cost of \$1,751.29; Robert Frazier seconded and all were in favor. Janay Kruger made a motion to approve Bid #074 for various turf and landscape upgrades in front of La Regencia for a total cost of \$2,304.20; Robert Frazier seconded and all were in favor.

**B. ASPHALT REPAIRS**

NPG Asphalt has completed the asphalt repairs to the La Jolla Colony Park trail. NPG will notify Management in the upcoming weeks of the date they will reseal the trail.

**C. LIGHT ADDITIONS**

Management informed the Board that maintenance will be installing two additional lights on the pergola on the corner of Regents Rd. and Arriba St. due to safety concerns reported to Management.

**D. MISSING LIGHT POLES**

Management informed the Board that the city has yet to replace the two (2) street lights at the entrance of Valencia and on La Jolla Colony Drive. No updates for these projects have been processed on the 'Get it Done' website. Management reached out to the representative for UC, UTC, and the UCSD communities in attempts to have this resolved.

**E. TREE TRIMMING**

Management informed the Board that the palms in the community have been trimmed. Western Tree Services will complete the 2017 tree maintenance program in July.

**ADMINISTRATIVE ITEMS:**

**A. SANDAG SETTLEMENT**

The check for the remainder of the settlement, \$1,199,000.00, was received by Management on June 14, 2017. The Board reviewed the Notice of Settlement of Eminent Domain that is to be sent to Association members. A cover letter and a receipt of expenses will be added to the notice and the Board will review these items prior to notifying the Association.

**B. INSURANCE RENEWAL**

Management informed the Board that as of June 14, 2017, insurance coverage for the Association is now provided by Farmer's Insurance. The Board reviewed the insurance declaration page and summary that will be mailed to the members within the next 30 days. Farmers Insurance will also be covering the cost for mail out to the members of the Association.

**C. SUMMER CONCERT**

The Summer Concert is scheduled for Sunday, July 24 from 4:00pm – 6:00pm and The Heroes are scheduled to perform.

**LANDSCAPE MAINTNEANCE PROPOSALS**

The Board previously approved the landscaping contract to go out to bid. Management met with three landscaping companies and conducted a pre-bid walkthrough. The Board reviewed the proposals from each company in addition to the price comparison report. Robert Frazier made a motion to have the Board and Management interview TerraCare Associates, O'Connell Landscape, and Heaviland Landscape at the next Board meeting, Christine Favus seconded the motion, and the motion passed unanimously.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:17 p.m.

Respectfully Submitted,  
Elizabeth Lensner

**APPROVED:**

\_\_\_\_\_  
Christine Favus, Secretary

7-18-17  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MAY 16, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Christine Favus, Secretary  
Robert Frazier, Treasurer  
Judith Knowles, Director

**DIRECTORS ABSENT**

Corey Anderson, Vice President  
Larry Tom, Director

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:00 pm.

**HOMEOWNER INPUT**

Lori Forcucci, homeowner in Colony Barcelona, was present at the Board meeting to convey interest in running for the La Jolla Colony Board of Directors.

Susan Holzman, homeowner in Madrid, was present to discuss the issues surrounding the defunding of Doyle Elementary School. She requested the Association's assistance with an outreach program for the local community to inform residents of the school's cut in financing and to make resources available for members to fund donations to offset the lack of funding for the school.

**APPROVAL OF MINUTES**

The April 2017 regular meeting minutes were reviewed and accepted. Judith Knowles made a motion to approve the regular meeting minutes, Christine Favus seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the April 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Christine Favus seconded, and the April 2017 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently eight (8) delinquent accounts: 5173, 5278, 4100, 6036, 1050, 5038, 5111, and 5240. No action is necessary for accounts: 4100, 6036, 1050, 5038, 5111, and 5240 as liens have already been filed. Account 5278 also requires no action as a lien has been filed and is awaiting small claims in August 2017. Management requested account 5173 be sent to small claims; Robert Frazier made a motion to send account 5173 to small claims, Judith Knowles seconded, and all were in favor.

## **MAINTENANCE:**

### **A. LANDSCAPING CONTRACT**

Management met with Bemus Landscape Inc, O'Connell Landscape Maintenance, and Heaviland Landscape Management on May 9, 2017 for the pre-bid landscape maintenance walkthrough. Proposals are to be returned by June 7, 2017 and will be reviewed during the June Board Meeting.

### **B. TREE TRIMMING**

Management met with Western Tree Services, Atlas Environmental Services, and Bemus Landscape for the 2017 tree trimming proposals. The Board reviewed the three proposals in detail and Judith Knowles made a motion to accept the proposal from Western Tree Services for a total cost of \$67,525.00, Robert Frazier seconded the motion, and all were in favor. Western Tree Services will begin the 2017 tree trimming maintenance by the end of May.

### **C. ASPHALT REPAIRS**

Management met with Magnum Paving & Sealing, J&S Asphalt, and NPG Asphalt to obtain proposals for the repairs and resealing of the asphalt path in the La Jolla Colony Park. The Board reviewed the three proposals and Judith Knowles made a motion to approve the proposal from NPG Asphalt for a total cost of \$7,750.00, Christine Favus seconded the motion, and all were in favor.

### **D. LANDSCAPING**

The Board reviewed three proposals from TVRI for various upgrades around the community. Robert Frazier made a motion to approve Bid #070 to install new mulch in the dog run for a total cost of \$2,000.00; Christine Favus seconded and the motion passed. Christine Favus made a motion to approve Bid #069 for various plantings and irrigation upgrades for a total cost of \$3,003.15; Robert Frazier seconded the motion and all were in favor. Christine Favus made a motion to approve Bid #068 to remove existing fescue turf, regrade for new sod, and install Kikuyu sod in various areas of the community for a total cost of \$6,796.50; Judith Knowles seconded and the motion passed unanimously.

## **ADMINISTRATIVE ITEMS:**

### **A. SANDAG SETTLEMENT**

Management updated the Board on the status of the escrow documents for the following parcel numbers: Apn 347-131-16-00, Apn 347-380-03, Apn 347-380-04, Apn 347-380-05, Apn 347-380-02. Ariel Sabban, Esq. reviewed the documents and made the necessary changes with Stewart Title. Harvey Christensen will sign the escrow documents and Management will have them notarized. Once the Grant Deed is made available, Harvey Christensen will sign the documents, which will also be notarized.

In addition, the Board continued their ongoing discussions of what the settlement money from SANDAG will be utilized for in the community. Further discussions will take place and it was agreed by all Board members the money will serve to enhance the whole community and serve the interests of all the sub-associations.

### **B. INSURANCE RENEWAL**

The insurance with LaBaree/Oksnee expires on June 14, 2017. Management sought a proposal from Kirk Miller's Office with Farmers Insurance to see if there was a more

competitive premium available for the Association. LaBarre/Oksnee's total premium cost is \$17,987.00. Farmers Insurance's total premium cost is \$15,632.38 with a few additional coverages. The mail out to inform all homeowners in the Association of an insurance change would cost about \$1,000.00 in administrative charges. Management will request for LaBarre/Oksnee to reduce their premium cost to at least \$16,500.00. Doing so would almost match the cost of the Farmers Insurance premium, including the administrative costs for the mail out. Robert Frazier made a motion to accept the proposal from LaBaree/Oksnee if the premium cost is reduced to \$16,500.00, Christine Favus seconded the motion, and all were in favor.

**C. ANNUAL ELECTION**

The La Jolla Colony Annual election will commence on June 20, 2017 at the West Colony Barcelona pool located at 7151 Caminito Quintana. Larry Tom, Corey Anderson, and Christine Favus are up for re-election.

**D. SUMMER MEETING LOCATION**

The Board of Directors Meetings for the months of June, July, and August, will commence at the Colony Barcelona West Pool.

**ADDITIONAL ITEMS:**

Christine Favus discussed the absence of lighting on the corner of Regents Rd. and Arriba St. and the danger caused by this lack of lighting. Management confirmed the corner is not part of La Jolla Colony property but rather owned by the La Jolla Colony Plaza. Management will contact the La Jolla Colony Plaza Management to inform them of this immediate safety issue and will update the Board on any developments at future Board meetings.


**ADJOURNMENT**


There being no further business, the meeting was adjourned at 7:05 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

  
\_\_\_\_\_  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 18, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Christine Favus, Secretary  
Robert Frazier, Treasurer  
Judith Knowles, Director  
Larry Tom, Director

**DIRECTORS ABSENT**

Corey Anderson, Vice President

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:00 pm.

**APPROVAL OF MINUTES**

The March 2017 regular meeting minutes were reviewed and accepted. Robert Frazier made a motion to approve the regular meeting minutes, Christine Favus seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the March 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Judith Knowles seconded, and the March 2017 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently thirteen (13) delinquent accounts: 5173, 5278, 4100, 6036, 6103, 1050, 2127, 3103, 4096, 5038, 5111, 5202, and 5240. No action is necessary for accounts 5173, 4100, 6036, and 6103 as liens have already been filed. Account 5278 also requires no action as a lien has been filed and is awaiting small claims. Management requested to send a pay or lien letter and lien accounts 1050, 2127, 3103, 4096, 5038, 5111, 5202, and 5240. Judith Knowles made a motion to send a pay or lien letter and to lien the eight (8) accounts, Robert Frazier seconded, and all were in favor.

**MAINTENANCE:**

**A. LANDSCAPING CONTRACT**

Management reached out to various landscape maintenance companies requesting a proposal. In the upcoming weeks, there will be a pre-bid walkthrough with these vendors and the Board will be invited to join.

## **B. ASPHALT REPAIRS**

Management met with NPG, J&S Asphalt, and Magnum Paving to request proposals to reseal and repair the asphalt path above the south DG trail. The proposals will be brought to the May Board Meeting.

## **C. DISEASED PINE TREES**

Management informed the Board that there are 250 La Jolla Colony Pine trees that are infected with adelgid. Terracare provided a proposal to inject Pointer insecticide into the pines for a total of \$8,875.00. Christine Favus made a motion to approve the proposal, Larry Tom seconded, and the motion passed unanimously.

## **D. TREE-TRIMMING**

Management informed the Board that they are currently updating the tree count list for La Jolla Colony. Management is scheduling a pre-bid walkthrough with various tree-trimming companies and the proposals will be brought to the May Board Meeting.

## **E. SUB-ASSOCIATION MAINTENANCE MEETINGS**

- I. VERANO-DRAIN CONNECTION-** Management met with Management for Verano to discuss connecting Verano's down spouts to La Jolla Colony's main drain. The Board found no issues with this as it was confirmed any damaged landscaping would be replaced and the La Jolla Colony main drain is large enough to drain the extra water.
- II. LA REGENCIA-** Management met with the Management for La Regencia to discuss diseased pine trees on Regents Road. La Jolla Colony has one diseased pine in that area that will be removed and replaced. In addition, landscaping upgrades will be proposed for the area at the May Board Meeting.

## **ADMINISTRATIVE ITEMS:**

### **A. SANDAG SETTLEMENT ESCROW DOCUMENTS**

The SANDAG Board of Directors formally accepted the \$1,500,000.00 settlement offer from the La Jolla Colony Association. Management reviewed the escrow documents and had some concerns with the agreement. The documents will be reviewed by Ariel Sabban, Esq. and Management will update the Board regarding this matter at the next Board meeting.

### **B. CORRESPONDENCE**

The Board of Directors reviewed correspondence sent from Management regarding a falling tree in the Vons shopping center. Management requested for the Management of the Vons shopping center to remove a leaning tree on Regents Road. In addition, the Board reviewed correspondence from a resident regarding her concerns with people golfing in the park. Security is aware of the issue and the homeowner was instructed to contact Private Security if there are any incidents.

### **C. ANNUAL ELECTION**

The La Jolla Colony Annual Election will take place on June 20, 2017. Larry Tom, Corey Anderson, and Christine Favus are up for re-election.

### **D. SUMMER MEETING LOCATION**

The Board meetings during the months of June, July, and August will take place at the Colony Barcelona West Pool.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

*Christine Favus*  
Christine Favus, Secretary

*16 May 17*  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 21, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Corey Anderson, Vice President  
Christine Favus, Secretary  
Robert Frazier, Treasurer  
Judith Knowles, Director

**DIRECTORS ABSENT**

Larry Tom, Director

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:01 pm.

**APPROVAL OF MINUTES**

The February 2017 regular meeting minutes were reviewed and accepted. Christine Favus made a motion to approve the regular meeting minutes, Judith Knowles seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the February 2017 financial reports, Christine Favus motioned to accept the financial report as presented, Robert Frazier seconded, and the February 2017 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently five (5) delinquent accounts: 5173, 5278, 4100, 6036, and 6103. No action is necessary for accounts 5173, 4100, 6036, and 6103 as liens have already been filed. Account 5278 also requires no action as a lien has been filed and is pending a date for small claims.

**B. ANNUAL AUDIT**

The Board reviewed the 2016 Annual Audit, prepared by Jose Mejares, CPA. Judith Knowles made a motion to approve the 2016 Annual Audit, Christine Favus seconded, and all were in favor. The Annual Audit will be mailed to the membership.

**C. INVESTMENT SUGGESTION**

The Board reviewed the Investment Suggestion from Merrill Lynch. Judith Knowles made a motion to reinvest \$100,000.00 for 12 months rather than the suggested 36 months. Robert Frazier seconded the motion and the motion passed unanimously.

## **D. COLLECTION POLICY CHANGES**

Management informed the Board that Epsten Grinnell & Howell is updating their collection policy. The new policy will involve sending an initial contact letter to the homeowner advising of his or her rights under the FDCPA to dispute the debt within a 30 day period. The pre-lien letter and lien will follow the initial contact letter.

## **MAINTENANCE:**

### **A. LANDSCAPING CONTRACT**

#### **I. Contract Renewal-TVRI/Terracare Associates**

The Board reviewed the maintenance contract from TVRI and Terracare Associates. La Jolla Colony does not hold a contract with Terracare Associates and Management suggested that no renewal contract be signed with Terracare at this time.

#### **II. Original TVRI Landscaping Contract and Landscape Specs**

Management included the original La Jolla Colony landscaping contract with TVRI circa 2008 and the landscape maintenance specs for the Board to evaluate. The Board will review the landscape maintenance specs and communicate to Management if any changes are necessary prior to sending the contract out to bid.

#### **III. Terracare Associates Photo/Video Permission**

Terracare Associates requested photo/video permission of La Jolla Colony for potential use on their website, social media, blogs, and customer communication. The Board agreed to permit the request with review and approval of the photographs/videos prior to posting them in any manner.

### **B. LANDSCAPING PROPOSAL**

The Board reviewed a proposal from TVRI for various landscaping upgrades around the community for a total of \$7,850.60. During the February 21, 2017 Board meeting, it was requested that the next landscaping proposal have a plant price comparison included. Management included price comparisons for the bid from several plant nurseries in San Diego for the Board's review. The nursery wholesale prices were on average \$5.00-\$25.00 cheaper than the plant prices in the proposal from TVRI. Management explained the extra cost includes insurance on the plants and transport. Christine Favus made a motion to accept the proposal for a cost of \$7,850.00, Robert Frazier seconded the motion, and all were in favor.

### **C. CITY SERVICE REQUESTS**

Management updated the Board on the status of the street light and concrete trip hazard requests made to the city. All requests are still "in progress" at this time.

### **D. STORM DAMAGE**

Management informed the Board that four (4) pine trees were lost during the recent storms. The pine trees do not need to be replaced at this time.

## **ADMINISTRATIVE ITEMS:**

### **A. SANDAG SETTLEMENT PROPOSAL**

Management included the pertinent minutes from the SANDAG Board of Director's meeting from February 24, 2017, which discussed the La Jolla Colony Settlement proposal. The meeting minutes stated there were no reportable actions in regard to the negotiations and settlement. The Board reviewed the email correspondence between

Ariel Sabban, Esq., and SANDAG's attorney, which confirmed the settlement was approved in closed session-subject to finalizing of terms, and that the signed settlement agreement would be returned.

**B. ADDITIONAL SECURITY UPDATE**

The Board previously approved additional security for La Jolla Colony through March 2017. Management stated that the extra security has been able to assist with issues such as organized sports and dogs-off-leash as there are more reports being given to Management. Christine Favus made a motion to extend the extra security for an additional 3 months, Judith Knowles seconded, and the motion passed unanimously.

**C. LA JOLLA COLONY DRIVE CLOSURE**

Management informed the Board that during the last UCPG meeting, it was announced that there are two plans for La Jolla Colony Drive during the trolley construction: either close La Jolla Colony drive completely for 7 weeks or keep one lane open each way for 14 weeks. SANDAG has stated no decision has been for what option. The road closures will occur in fall 2017.

**D. SUMMER CONCERT**

The Summer Concert is scheduled for July 23, 2017 from 4:00-6:00p.m.

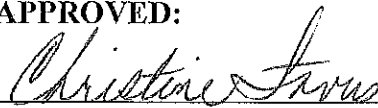
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

  
\_\_\_\_\_  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 21, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Christine Favus, Secretary  
Robert Frazier, Treasurer  
Larry Tom, Director

**DIRECTORS ABSENT**

Corey Anderson, Vice President  
Judith Knowles, Director

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:05 pm.

**APPROVAL OF MINUTES**

The February 2017 regular and executive meeting minutes were reviewed and accepted. Christine Favus made a motion to approve the regular and executive meeting minutes, Robert Frazier seconded the motion, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the January 2017 financial reports, Robert Frazier motioned to accept the financial report as presented, Larry Tom seconded, and the January 2017 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently six (6) delinquent accounts: 5173, 5278, 4100, 6036, 6052, and 6103. No action is necessary for accounts 5173, 5278, and 4100 as there are already liens filed. Management will request to send a pay or lien letter and lien accounts 6036, 6052, and 6103 during the March Board meeting if the homeowners have not paid in full or set up a payment plan with Management.

**B. ANNUAL AUDIT**

Management updated the Board concerning the progress with the 2016 Annual Audit. Jose Mejares, CPA will have the Audit ready for review and approval for the March 2017 meeting. The Annual Audit will be mailed to the membership upon approval.

**MAINTENANCE:**

**A. PARK LIGHT POLE MAINTENANCE**

Management completed the final walkthrough with PacWest painting to evaluate the light poles. All painting touch-ups were completed as requested by Management and maintenance installed the base coverings.

**B. LANDSCAPING**

As approved during the January Board Meeting, the Myoporum and Red Apple on the west facing slope below Marbella were removed by TVRI and the new plants have been installed in their place. Management confirmed that for future plantings, a comparable plant price guide will be included for the Board's review.

**C. CITY SERVICE REQUESTS**

Management updated the Board on the status of the street light and concrete trip hazard requests made to the city. All requests are still "in progress" at this time. Maintenance marked the worst offending trip hazards so they are more easily noticed by pedestrians walking the area. In the upcoming months, Management will obtain proposals to grind or replace the sidewalk trip hazards and work with the city regarding costs of the project.

**ADMINISTRATIVE ITEMS:**

**A. SANDAG**

La Jolla Colony's proposed settlement agreement will be reviewed by the SANDAG Board of Directors on February 24, 2017. The Board had a discussion and further conversations will commence regarding how to utilize the settlement money pending the amount is approved.

**B. ADDITIONAL SECURITY**

The Board reviewed the February and proposed March dates in which additional security was hired to patrol La Jolla Colony. The security was hired to assist in abating dogs off leash and organized sports in the park. The Board will decide during the March 2017 meeting if it is necessary to continue the extra patrols.


**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
Christine Favus, Secretary

  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 17, 2017**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Christine Favus, Secretary  
Judith Knowles, Director  
Robert Frazier, Treasurer  
Larry Tom, Director

**DIRECTORS ABSENT**

Corey Anderson, Vice President

**ALSO PRESENT**

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

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:00 pm.

**APPROVAL OF MINUTES**

The November 2016 regular and executive meeting minutes were reviewed and accepted. Robert Frazier made a motion to approve the regular and executive meeting minutes, Christine Favus seconded the motion, all were in favor, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the November and December 2016 financial reports, Christine Favus motioned to accept the financial report as presented, Robert Frazier seconded, and the November and December 2016 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently eleven (11) delinquent accounts: 5173, 5278, 4100, 2170, 4004, 5143, 5216, 5232, 6036, 6052, and 6103. No action is necessary for accounts 5173, 5278, and 4100 as liens have been filed. Management requested to send a pay or lien letter and lien accounts 2170, 4004, 5143, 5216, 5232, 6036, 6052, and 6103. Christine Favus made a motion to send a pay or lien letter and to lien these accounts, Robert Frazier seconded, and the motion passed unanimously.

**B. INVESTMENT SUGGESTION**

The Board reviewed the investment suggestion from Merrill Lynch. Judith Knowles made a motion to accept the investment suggestions as presented, Larry Tom seconded, and all were in favor.

## **MAINTENANCE:**

### **A. PARK LIGHT POLE MAINTENANCE**

Management informed the Board that PacWest is almost completed with the painting and cleaning of the 88 light poles in the park. Management met with PacWest for the final walkthrough and the final corrections will be completed after the rain. Maintenance will install the new base coverings after the painting touch-ups are completed.

### **B. LANDSCAPING**

The Board reviewed the proposal from TVRI for various landscaping improvements on the Marbella slope for a total of \$15,459.50. Management confirmed the cost for these renovations was reduced to \$13,000.00 due to excessive labor costs listed on the original proposal. Robert Frazier requested current market price listings for the plants used by TVRI included with proposals. Robert Frazier made a motion to accept the proposal, Larry Tom seconded, and the motion passed unanimously.

### **C. CITY STREET LIGHTS**

Management informed the Board the street lights that were knocked over from a car accident and a fallen pine tree are still in the process of being replaced by the City.

### **D. STORM DAMAGE**

Management informed the Board there were three (3) trees that fell during the recent storms. At this time, there is no need to replace the trees.

### **E. HOLIDAY DECORATION REMOVAL**

Management notified the Board that the holiday decorations in the park have not been removed due to the rain. The decorations are expected to be removed in the next week.

## **ADMINISTRATIVE ITEMS:**

### **A. SANDAG**

Management informed the Board that the FTA approved the \$1,500,000.00 proposed settlement for parcel numbers: 347-131-16, 347-380-03, 347-380-04, and 347-380-05. SANDAG Board approval of this settlement amount is still required and is expected to be discussed at the next SANDAG closed session.

### **B. ADDITIONAL SECURITY**

The Board reviewed the dates in which additional security was hired to patrol La Jolla Colony. The security was hired to assist in abating dogs off leash and organized sports in the park. The Board and Management will reevaluate the additional security during the February meeting.

### **C. VERANO**

Verano's Management requested to pay their assessment monthly rather than quarterly. Management explained that no sub-association and no homeowner pays monthly rather than quarterly. The Board agreed to inform Verano that quarterly dues will be accepted.

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**D. RESERVE REALLOCATIONS**

Management requested to move \$7,908.60 from the operating account to the reserve account in order for the reserve accounts match the 2016 Reserve Study. Judith Knowles made a motion to transfer the \$7,908.60 from the operating account to the reserve account. Christine Favus seconded the motion, and all were in favor.


**ADJOURNMENT**

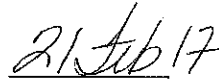
There being no further business, the meeting was adjourned at 7:23 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

  
\_\_\_\_\_  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
NOVEMBER 15, 2016**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Corey Anderson, Vice President  
Christine Favus, Secretary  
Judith Knowles, Director  
Robert Frazier, Treasurer  
Larry Tom, Director

**ALSO PRESENT**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.  
Ariel Sabban, Esq.

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:00 pm.

**APPROVAL OF MINUTES**

The October 2016 regular and executive meeting minutes were reviewed and accepted. Christine Favus made a motion to approve the regular and executive meeting minutes, Judith Knowles seconded the motion, all were in favor, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the October 2016 financial reports, Robert Frazier motioned to accept the financial report as presented, Corey Anderson seconded, and the October 2016 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently three (3) delinquent accounts: 5173, 5278, and 4100. Account 5173 currently has a lien that will not be lifted until the account is paid in full. No action is necessary for account 5278 or 4100 as there is a lien that has been filed.

**B. ANNUAL AUDIT**

The Board reviewed three (3) proposals to complete the 2016 Annual Audit. Judith Knowles made a motion to accept the proposal from Jose M. Mejares, CPA, for a total of \$1005.00, Corey Anderson seconded, and all were in favor.

**C. INVESTMENT SUGGESTION**

The Board reviewed the investment suggestion from Merrill Lynch. Judith Knowles made a motion to accept the investment recommendation, Robert Frazier seconded, and the motion passed unanimously.

## **MAINTENANCE:**

### **A. PARK LIGHT POLE MAINTENANCE**

The Board reviewed two (2) proposals to have the 88 light poles in the La Jolla Colony Park cleaned and repainted. Christine Favus made a motion to accept the proposal from PacWest Painting, utilizing Dunn Edwards paint, for a total of \$7,400.00, Robert Frazier seconded, and all were in favor.

### **B. TVRI- TERRACARE ASSOCIATES**

The Board reviewed the letter from TVRI informing the Board of the purchase of the company by Terracare Associates. Discussion was held regarding the renewal of TVRI's 2017 Landscaping contract under Terracare Associates. Robert Frazier made a motion to renew the 2017 Landscaping contract, with no increase, Christine Favus seconded the motion, and all were in favor. If the Board or Management sees any issues with the landscaping under the new company, the contract will be discussed at a future Board Meeting and possibly put out for bid.

### **C. RAPHIOLEPIS REPLACEMENT**

Management informed the Board that the Raphiolepis plants near the Verano walkway have been replaced with a drought tolerant tropical plant pallet, as approved during the November Board meeting.

## **ADMINISTRATIVE ITEMS:**

### **A. ADDITIONAL SECURITY**

To assist in abating the dog off leash issues and organized sports in the park, Management informed the Board that additional security may be hired at a rate of \$25.00 per hour. Christine Favus made a motion to allow Management to hire additional security from Private Security for December through February with an amount not to exceed \$300.00 per month, Judith Knowles seconded the motion, and all were in favor.

### **B. HOLIDAY CONCERT**

Management informed the Board that the Holiday concert will take place on December 11, 2016 from 3:00-4:30pm. Live singers will be performing during this time. Management informed the Board the maintenance will have the banners hung in the park by Thanksgiving.

### **C. LITTLE FREE LIBRARY-ROTARY CLUB**

The Little Free Library was installed near the Verano staircase in front of the bench. Management has received great feedback about this addition. The Rotary Club plans to read a children's holiday story at the Little Free Library following the Holiday Concert.

### **D. NEXT BOARD MEETING**

There will be no December Board meeting. The next Board of Director's meeting will take place on January 17<sup>th</sup>, 2017.

### **E. MANAGEMENT CONTRACT**

Discussion was held concerning the renewal of A.Mckibbin & Co.'s 2017 Management Contract. The Board of Directors debated the competitiveness of the contract and asked to further review the original Management contract. Robert Frazier made a motion to

approve A.Mckibbin & Co.'s 2017 Management contract, with no increase, and to put the Management contract out to bid for 2018, Judy Knowles seconded this motion, and all were in favor.

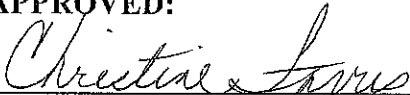
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

  
\_\_\_\_\_  
Date

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 25, 2016**

**DIRECTORS PRESENT**

Harvey Christensen, President  
Corey Anderson, Vice President  
Christine Favus, Secretary  
Judith Knowles, Director  
Robert Frazier, Treasurer  
Larry Tom, Director

**ALSO PRESENT**

Sean DeFreitas, A. McKibbin & Co.  
Elizabeth Lensner, A. McKibbin & Co.  
Ariel Sabban, Esq.

**CALL TO ORDER**

There being a quorum, Harvey Christensen, President, called the Board Meeting to order at 6:35 pm.

**APPROVAL OF MINUTES**

The September 2016 regular meeting minutes were reviewed and accepted. Christine Favus made a motion to approve the regular and executive meeting minutes, Judith Knowles seconded the motion, all were in favor, and the motion passed unanimously.

**TREASURERS REPORT**

After reviewing the September 2016 financial reports, Robert Frazier motioned to accept the financial report as presented, Larry Tom seconded, and the September 2016 financial statements and bank reconciliations were accepted subject to the Annual Audit.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECEIVABLE**

There are currently four (4) delinquent accounts: 5173, 5278, 4100, and 5200. Account 5173 currently has a lien that will not be lifted until the account is paid in full and no action is necessary for account 5278 as there is a lien has been filed. Management requested to send a pay or lien letter and lien accounts 4100 and 5200, Christine Favus made a motion to send a pay or lien letter and lien accounts 4100 and 5200, Judith Knowles seconded, and the motion passed unanimously.

**B. BUDGET & RESERVE STUDY**

The Board reviewed the proposed 2017 budget and reserve study. After an in-depth discussion, Larry Tom made a motion to accept the 2017 Budget, which calls for no increase in the dues, and the 2017 Reserve Study. Christine Favus seconded the motion; all were in favor and the motion passed unanimously.

### **C. INVESTMENT SUGGESTION**

The Board reviewed the investment recommendation from Merrill Lynch. Judith Knowles made a motion to accept the recommendation, Robert Frazier seconded, and the motion passed unanimously.

### **MAINTENANCE:**

#### **A. TVRI- TURF RENNOVATION**

The Board was updated on the annual turf renovations in the park. TVRI is scalping and seeding the turf and the project is expected to be completed in the next week.

Management requested approval to replace the Raphiolepis near the Verano walkway with a tropical drought tolerant plant pallet. Robert Frazier made a motion to replace the Raphiolepis at a cost not to exceed \$3,000.00, Corey Anderson seconded, and the motion passed unanimously.

### **ADMINISTRATIVE ITEMS:**

#### **A. SDG&E EASEMENT- PROJECT #352761-60**

The Board reviewed the SDG&E Easement Request Project #352761-60. Corey Anderson made a motion to accept the easement request from SDG&E, Robert Frazier seconded, and all were in favor. Harvey Christensen and Management will have this easement request notarized.

#### **B. HOLIDAY CONCERT**

Management informed the Board that the Holiday concert will take place on December 11, 2016 from 3:00-4:30pm. Live singers will be performing during this time.

#### **C. LITTLE FREE LIBRARY-ROTARY CLUB**

Management updated the Board on the meeting with the Rotary Club representative regarding the location of the Little Free Library. Both parties agreed upon placing it near the Verano staircase in front of a bench. Management will be present during the installation.

### **ADDITIONAL ITEMS**

Judith Knowles expressed concern with the need for maintenance on the light poles in the park and on the DG trail. Management will look into this immediately and it will be added to the agenda for the November meeting.

Management informed the Board that Christy Carlson has resigned from the La Jolla Colony Board of Directors. Robert Frazier made a motion to accept Christy Carlson's resignation, Larry Tom seconded, and all were in favor. Christine Favus made a motion to accept Robert Frazier as the Treasurer, Larry Tom seconded and all were in favor.

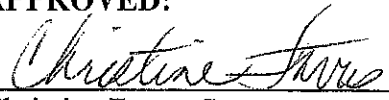
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Elizabeth Lensner

**APPROVED:**

  
\_\_\_\_\_  
Christine Favus, Secretary

  
\_\_\_\_\_  
Date