



**LAFAYETTE PLACE HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Wednesday, May 21, 2025

6:30 p.m. – LFP Clubhouse and via Zoom

- I. Call to Order: The abbreviated board meeting was called to order at 7:40 p.m.

- II. Roll Call / Establishment of Quorum

Board Members Present:

Matt Boguslawski, President
Arnoldo Perez, Vice President
Olga Gallego, Treasurer
Monica Garcia, Secretary
Ruth Valdez, Member-at-Large
Victor Gonzalez, Member-at-Large
Kathy Beer, Member-at-Large

Staff Members Present:

Linda Adams, Executive Director, PMG
Nicholas Bouza, Director, PMG

- III. Approval of Board Meeting Minutes – April 23, 2025

Olga Gallego motioned to accept minutes as written. Arnoldo Perez seconds. Motion passed unanimously.

- IV. Email Motions Approved since April 23, 2025:

A motion which was unanimously approved by the Board to replace 40 feet of hot water line from Boiler Room #6 has been amended to the amount of \$19,052 due to additional line breaks which have been identified. The work was done by 1 Affordable Backflow LLC.

A call for a special meeting of the members to vote on proposed amendments to the Bylaws was approved unanimously by all board members.

The Board unanimously approved the nominating committee for the 2025 annual election of the Board which will consist of Dane Miller, Michelle Lafontain, and Irene Galindo-Cantu.

The Board unanimously voted to approve the replacement of a hot water tank in Boiler Room #4 at a cost of \$10,500 by Ady's Plumbing.

V. Old Business: None

VI. New Business:

After a presentation by the Association's legal counsel, Mike Thurman, and an open unit owners' forum, the Board voted to approve the second amendment to the Bylaws of Lafayette Place. Olga Gallego motioned, and Ruth Valdez seconded. Motion passed unanimously.

VII. There being no further business, meeting adjourned at 8:15 p.m.

Submitted by:

MONICA GARCIA
Secretary
Lafayette Place Board of Directors

APPROVED BY THE BOARD OF DIRECTORS ON July 16, 2025