



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

Wednesday, March 19, 2025
6:30 p.m. – LFP Office and via Zoom

I. Call to Order: The meeting was called to order at 6:31 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

Board Members Absent:

Kathy Beer, Member-at-Large
Victor Gonzalez, Member-at-Large

Staff Members Present:

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

III. Approval of Board Meeting Minutes – February 19, 2025

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

IV. Email Motions Approved since February 19, 2025:

None

V. Management Report

Unfortunately, the pool heater is not working – it keeps switching off. We have a technician coming to look at it, but for now the water is probably too cold to swim – for most people.

Also, we can't keep up with the leaves falling into the pool – we have the pool cleaner twice a week and maintenance also scooping leaves

daily, but an hour after they are done, the pool is full again. We are getting an estimate to have a second pool pump installed, since the current one doesn't seem to have enough suction to move the water through the skimmers with enough pressure.

Some good news now – we recently scheduled an engineer to do a study of Units 171 through 176 in the Courtyard a couple of weeks ago. We just received the report which indicates that the foundation is functioning as it should, and no repairs are needed at this time.

VI. Treasurer's Report

The February financial reports will be sent out today with the newsletter. February is the last month of our fiscal year, so the new year begins this month, March.

Even though we completed over \$500,000 worth of major repairs and projects, the balance in the Reserve Fund is still just over \$1.8 million. Over \$100,000 of interest was earned and \$72,000 was transferred from the Operating Fund to Reserves.

VII. Old Business:

None

VIII. New Business:

The Association's attorney is working on a draft update to the antiquated Bylaws that would bring them into compliance with current standard practices. Any changes made will require a vote by the members, not the Board of Directors. We will send out an email once we receive the draft update of the Bylaws and a member meeting has been scheduled.

IX. Member Open Forum

X. Adjourn to Executive Session

At 6:41 p.m., the meeting adjourned to Executive Session, where delinquent accounts and pending legal issues were discussed.

During Executive Session, a motion was made by Olga Gallego to move to foreclose on a unit that is seriously past due, at the recommendation of the Association's attorney. Ruth Valdez seconds.

Motion passed unanimously. At 7:22 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA

Secretary

Lafayette Place Board of Directors

APPROVED BY THE BOARD OF DIRECTORS ON April 23, 2025