



**LAFAYETTE PLACE HOME OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

Wednesday, September 20, 2023

**I. Roll Call / Call to Order**

Board of Directors:

President	Irene Galindo-Cantu – Present
Treasurer	Olga Gallego – Present
Secretary	Monica Garcia – Present
Member-at-Large	Kathy Beer – Present
Member-at-Large	Victor Gonzalez – Present
Member-at-Large	Arnoldo Perez – Present

Linda Adams and Alex Cantu with PMG were also present.

The meeting was called to order at 6:31 p.m.

**II. Establishment of Quorum**

Quorum was established with six of the six board members present.

**III. Approval of Board Meeting Minutes – August 16, 2023**

Motion by Monica Garcia to accept minutes as written. Olga Gallegos seconds. Motion carried unanimously.

**IV. Email Motions Approved since August 16, 2023**

An email motion was made by Olga Gallego to appoint Victor Gonzalez, Unit 172, as a Board Member. Monica Garcia seconded the motion and motion carried unanimously.

**V. Management Report**

A review of the delinquent accounts report was given, with the number of delinquent accounts continuing to decline.

Guest parking rentals are now at 23 spaces, leaving 30 guest spaces available for overnight visitors.

There are 15 units currently rented. Five owners have been notified they may list their unit for rent, and there are an additional 8 on the waiting list.

We are working closely with the Board Members to establish a priority list of major repairs needed. We do get many requests for painting of stairway handrails, for instance, but more serious issues such as brick repairs, cracked concrete steps, leaky carports, rotten wood, and irrigation repairs, among others, must take priority at this time.

## **VI. Treasurer's Report / Financial Statement Review – August 2023**

Our reserve fund is currently at \$438,704, with several large expenses still pending, such as the \$70,000 remaining balance on the replacement of the hot water lines, and other more recent plumbing issues.

Year-to-date, our operating expenses are in line with or under budget except for legal expenses and of course, insurance expenses.

## **VII. Old Business**

An update of the status of the hot water line replacement between Units 133-164 was given.

## **VIII. New Business**

- a. Election of Board President: Monica Garcia motions to appoint Irene Galindo-Cantu as President, Olga Gallego seconds and motion carried unanimously.
- b. Adoption of Policy regarding Balcony, Patio, or Window Improvements, Alterations, or Additions: Olga Gallego motions to adopt a policy stipulating that any alterations or improvements made to a unit, such as awnings, window guards, etc., be the sole responsibility of that unit owner to maintain, along with any damage to common areas resulting from that alteration. Kathy Beer seconds and motion passed unanimously.
- c. October Social Events: A Halloween Party is scheduled for October 28<sup>th</sup> to include food, beverages, costumes, and pumpkin carving contests. There is a possibility of having a Trunk or Treat if enough people are willing to participate. More information to follow.

## **IX. Member Open Forum**

## **X. Adjourn to Executive Session**

At 7:40 p.m., the open meeting adjourned to Executive Session to discuss pending legal issues and delinquent accounts.

At 8:43 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA  
Secretary  
Lafayette Place Board of Directors

Minutes Approved by Board of Directors on October 18, 2023