



## Board of Directors Meeting Minutes

Date: January 17, 2022

Time: 6:00pm

Location: LP Office &amp; Zoom

Board Members:

<b>Present</b> (Note the # required for quorum) 5			
Christian Thomas-President	Monica Garcia-Vice President	Linda Adams -Treasurer	Kathy Beer-Member
Olga Gallego-Member	Curtis Wade-Wojnicz-Member	Alex Cantu-Secretary	

Guests: Roland's Roofing Team

Minutes:

Agenda	Discussion	Tasks/Conclusion	Responsibility
<i>Call to order@6:01pm</i>	21 participants via Zoom 12 in-person	Roll Call	Alex Cantu-Secretary
<i>Establish Quorum</i>	Yes	5 needed	Christian Thomas-President
<i>Approval of Meeting Minutes</i>	<ul style="list-style-type: none"> <li>a) Board Meeting October 20, 2022 Minutes</li> <li>i) Approved by email on <u>December 12, 2022</u> with a unanimous vote</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Linda motions to approve the minutes</b> <ul style="list-style-type: none"> <li>▪ Olga seconds the motion</li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul>	Alex Cantu-Secretary
<i>Old Business/Manager's Report</i>	<p>1. Board had voted to give management company Associa, notice of 30-day termination for cause, understanding that if there was no mutual agreement, Lafayette might have to pay out the remainder of the contract, or \$2,500 per month from February thru May for a total of \$10,000. We felt very strongly that there was cause and met with the President of Associa Hill Country on December 19<sup>th</sup> to lay out our case. By the end of the meeting, he totally agreed that there was indeed cause to terminate, which meant of course the contract would end on January 31 with no further obligation on our part, and he even offered to continue to offer us service for February at no charge. We hope to be able to transition to a new</p>	<ul style="list-style-type: none"> <li>• <b>(8) Curtis motions for \$5000 extra to clear excess leaves in the community</b> <ul style="list-style-type: none"> <li>▪ Linda seconds the motion</li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• <b>(13) Curtis motions for Primo Plumbing to replace pipe in the courtyard</b> <ul style="list-style-type: none"> <li>▪ Linda seconds the motion</li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> </ul>	Alex Cantu-Interim Community Manager

Agenda	Discussion	Tasks/Conclusion	Responsibility
	<p>management company completely by February 1<sup>st</sup>, with no need for further assistance from Associa with the exception of getting all our financial records, remaining money from the Operating Account and ledgers for all owners. More info about management company later in this meeting.</p> <ol style="list-style-type: none"> <li>2. Gutter repair and replacement – project completed. Some minor issues were found and sent back to River City Gutters for their attention. Cost of project \$90,650.00</li> <li>3. Roof Repair over building (105 to 108). Long term leak had not been addressed. Repairs were completed at a cost of \$7,700.</li> <li>4. Gate codes were deactivated, and we continue to sign up units for Nimbio. 161 units (78%) are currently signed up.</li> <li>5. We recovered the gate control systems from Associa, so are now able to issue decals at a cost of \$25 each. Associa was charging a flat fee of \$90 per month per gate, or \$180 each month, PLUS \$3.95 to activate each decal.</li> <li>6. Began process of cleaning out office: Donation of old, worn-out furniture – new office furniture donated. Deep cleaning of the office, paint, work in progress.</li> <li>7. Parking area behind Unit 153 – Plumbing repairs for break in pipe under asphalt have been completed at a cost of \$8,900. Asphalt patch completed at a cost of \$3,800. Power wash of entire row of parking (24 parking spaces) completed at a cost of \$1,300.</li> <li>8. 9-1-1 Landscaping started with an intensive clean-up of years of accumulated leaves behind bushes. Previous companies were back blowing leaves. Will continue throughout complex. Will add additional cost of \$5,000 - \$6,000 (MOTION?)</li> <li>9. Meeting with a few members of Landscape Committee. Members will begin marking dead bushes for removal. We hope to reactivate committee with plans to begin landscape improvements in key areas, instead of just maintenance.</li> <li>10. Fence damage at Callaghan. Obtained police report for VIN # and claim has</li> </ol>	<ul style="list-style-type: none"> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• <b>(14) Linda motions for Texas Gate to replace back system gate to make compatible with front (Linear at back gate, Door King at front). Will also have to repair the gate arm</b> <ul style="list-style-type: none"> <li>▪ <b>Alex seconds the motion</b></li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ <b>No Discussion</b></li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul>	

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	<p>been filed with driver's insurance, Progressive.</p> <ol style="list-style-type: none"> <li>11. Began placing tow stickers on vehicles with expired registrations.</li> <li>12. Foyer cleaning was done on January 7<sup>th</sup> and 8<sup>th</sup>. Next scheduled for January 21<sup>st</sup> and 22<sup>nd</sup>. Cost of each cleaning for all 31 foyers is \$550.</li> <li>13. Courtyard hole repair – we were told that we can cover the hole are we good to get that repaired? Primo Plumbing - \$7,300 to install new line, no cosmetic repairs. Associa had previously provided estimate of \$14,473. Do we need to replace this line now, since it is not leaking?</li> <li>14. Magic Gate – what is the next step? We have had 5 different companies out to try to fix issue with back gate getting stuck in open position. No one has been able to repair – too many systems have been patched together. We have bids ranging from \$130,000 to replace the operating system at both gates along with arm controllers and bids in between. Front gate seems to be working well at this time. Texas Gate bid of \$10,021 to replace back system gate to make compatible with front (Linear at back gate, Door King at front). Will also have to repair the gate arm – tampered with. MOTION</li> </ol>		
<i>Treasurer's Report</i>	There is no report at this time. Still pending financial reports from Associa	No Discussion	Linda Adams – Treasurer
<i>New Business</i>	<ol style="list-style-type: none"> <li>1. New Maintenance Technician: Rafael Herrera</li> <li>2. Radio Communication – added Nextel type radios, has allowed for faster communication</li> <li>3. Golf Carts. – Rafael was able to get this up and running. Both maintenance guys have their own cart</li> <li>4. Towing: Met with a representative from New Era Towing – are we ready to move forward with the towing program? I would suggest wait until we update our parking rules to make more clear.</li> <li>5. We have several more units which have reported roof leaks, and we will continue to investigate the cause of those leaks so repairs can be made.</li> <li>6. Ongoing issues with parking, owners not picking up dog waste, contractor issues, other violations.</li> </ol>	<ul style="list-style-type: none"> <li>• (5) Linda motions to accept Roland's Roofing's maintenance proposal that is for \$9000 that will include 2 roof inspections a year, leaf removal, gutter cleaning and down spouts, and pipe seal inspections <ul style="list-style-type: none"> <li>▪ Monica seconds the motion</li> </ul> </li> <li>• Discussion: <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• Unanimous vote for yes</li> <li>• Motion carries.</li> </ul> <p>-----</p>	Linda Adams – Treasurer

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	<p>7. Shingles repair: Two Bros Bid (\$9900) and Roland's Roofing (\$8495)</p> <p>8. Increase fines to \$50 from \$25. (MOTION)</p> <p>9. Regarding dog waste: We have purchased hunting cameras which will be moved around the property in those areas with the most problems. Violators will be fined.</p> <p>10. Attic Access to Roofs: Working with Roland Gonzalez – significant damage to roofs. Attic access without approval – lock attic access points? Can Roland speak at this point? MOTION</p>	<ul style="list-style-type: none"> <li>• (5) Linda motions to accept Roland's Roofing's repair proposal for current leak above #188 for \$5900.00 that will also reactivate the roof warranty <ul style="list-style-type: none"> <li>▪ Olga seconds the motion</li> </ul> </li> <li>• Discussion: <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• Unanimous vote for yes</li> <li>• Motion carries.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• (7) Linda motions to accept Roland's Roofing's shingle repair proposal that will also include: a warranty. <ul style="list-style-type: none"> <li>▪ Olga seconds the motion</li> </ul> </li> <li>• Discussion: <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• Unanimous vote for yes</li> <li>• Motion carries.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• (8) Linda motions to increase fine amounts in our Rules and Regulations from \$25, \$50, \$100 to \$50, \$75, \$125 <ul style="list-style-type: none"> <li>▪ Olga seconds the motion</li> </ul> </li> <li>• Discussion: <ul style="list-style-type: none"> <li>▪ No Discussion</li> </ul> </li> <li>• Unanimous vote for yes</li> <li>• Motion carries.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• (10) Linda motions to add a locking mechanism to attic access points. <ul style="list-style-type: none"> <li>▪ Olga seconds the motion</li> </ul> </li> <li>• Discussion: <ul style="list-style-type: none"> <li>▪ Can we have a back-up plan to access these locks in case maintenance staff is not around?</li> </ul> </li> </ul>	

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		<ul style="list-style-type: none"> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul>	
<i>New Business (Cont'd)</i>	Board met on January 7th (open meeting) to vote on interim approval of PMG and to send forth the contract to our attorney, Brady Ortego. He has reviewed the contract and made some minor revisions to the legal language and we are ready to vote on the formal approval of a 1-year contract for PMG	<ul style="list-style-type: none"> <li>• <b>Olga motions to sign the contract with the new management company: Premier Management Group (PMG)</b> <ul style="list-style-type: none"> <li>▪ <b>Monica seconds the motion</b></li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ <b>Linda Adams will resign as a member of the HOA Board.</b></li> <li>▪ <b>Alex will be the new office manager and will resign as a member from the HOA Board.</b></li> </ul> </li> <li>• <b>Unanimous vote for yes</b> <ul style="list-style-type: none"> <li>▪ <b>Linda Adams abstained from voting</b></li> <li>▪ <b>Alex Cantu abstained from voting</b></li> </ul> </li> <li>• <b>Motion carries.</b></li> </ul>	Christian Thomas-President
<i>Open Forum: Dane Miller</i>			Christian Thomas-President
<i>Open Forum: (cont'd) Irina</i>			Board
<i>Open Forum: (cont'd) Roland</i>			Board

Agenda	Discussion	Tasks/Conclusion	Responsibility
<i>Open Forum: (cont'd)</i> <i>Luis</i>			Board
<i>Open Forum: (cont'd)</i> <i>Christina</i>			Board
Meeting adjourned at: Alex motions to end the meeting, Monica seconds the motion... Unanimous vote for yes. Meeting ends at 7:27pm			

Submitted by: Alex Cantu  
(Secretary)

Date: January 18, 2023

Board Approved on Date: Approved by email 26-27 Jan 2023, then in person 21 February 2023 (recorded by Curtis Wade-Wojnicz, who replaced Alex Cantu as board secretary)