



## Board of Directors Meeting Minutes

Date: March 21, 2023

Time: 6:00pm

Location: **Office, Zoom**

## Board Members:

<b>Present</b> (Note the # required for quorum = 4) 5			
Christian Thomas-President	Monica Garcia-Vice President	Curtis Wade-Wojnicz-Secretary	Olga Gallego-Treasurer
Kathy Beer-Member			

## Minutes:

Agenda	Discussion	Tasks/Conclusion	Responsibility
<i>Call to order@6:03 PM</i>	All Present	Roll Call	Christian Thomas – President
<i>Establish Quorum@6:03 PM</i>	Yes	4 needed	Curtis Wade-Wojnicz - Secretary
<i>Approval of February 21 and March 14 (Special) Meeting Minutes@6:05 PM</i>	a) Both sets of minutes considered and approved	<ul style="list-style-type: none"> <li>• <b>Curtis motions to approve the minutes</b></li> <li>• <b>Monica seconds the motion</b></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>	Curtis Wade-Wojnicz - Secretary
<i>Management Report Email Motions Since February Monthly Meeting@6:05 PM</i>  (Section V of the agenda was rescinded because all material was covered in the management report.)	a) PMG handled 30 online requests via Buildium and nearly that number via email/phone request  b) Delinquencies are being aggressively addressed and, as a result, our collectibles have reduced to just under \$39K as of March 19, 2023  c) Buildium (intra-HOA communication and balance tracking) accounts have been opened for 166 units (79%)	<ul style="list-style-type: none"> <li>• <b>No motions made or votes taken</b></li> </ul>	PMG

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	<p>d) Nimbio (gate access) accounts have been opened for 188 units (90%)</p> <p>e) No LP units have sold in the past month</p> <p>f) Courtyard pipes have been replaced (and brickwork subsequently completed)</p> <p>g) Maintenance shed door has been replaced</p> <p>h) Pool restroom renovation is currently underway, and should be complete March 29, 2023</p> <p>i) Bids are being gathered for brick repairs at Callaghan Rd. entrance</p> <p>j) Foundation stabilization at 153-158 will begin April 17, 2023</p> <p>k) A start date for swimming pool deck and basin renovations has not yet been determined</p> <p>l) Various ongoing maintenance and architectural compliance issues are being addressed</p>		
<p><i>Old Business@6:10 PM</i></p>	<p>a) HVAC/AC Inspections were discussed, and the conclusion was derived to update LP's rules and regs to eliminate the requirement for semiannual HVAC/AC inspections based on legal advice. Discussion included the fact that our declarations do not require homeowner's insurance. (Secretary's note: this may require revisiting, as it renders vulnerable neighboring units and, in some instances, the property values of the entire community.)</p> <p>b) Parking and Towing Policy was discussed and approved</p> <p>c) Leasing Policy was discussed and approved</p> <p>d) Document and Fund Transfer activity re: Associa were discussed – Associa has been completely unresponsive over the past month. Counsel recommended official correspondence warning legal action. It came to light that UAG provided Associa with LP's records, but that Associa is withholding them.</p>	<ul style="list-style-type: none"> <li>• <b>(a) Monica motions to eliminate the HVAC/AC inspection requirement</b> <ul style="list-style-type: none"> <li>▪ <b>Olga seconds the motion</b></li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ <b>Board decided not to excuse prior fees for non-compliance</b></li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion carries.</b></li> </ul> <hr/> <ul style="list-style-type: none"> <li>• <b>(b) Olga moves to adopt Parking and Towing Policy</b> <ul style="list-style-type: none"> <li>▪ <b>Curtis seconds the motion</b></li> </ul> </li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ <b>None</b></li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion Carries</b></li> </ul> <hr/> <ul style="list-style-type: none"> <li>• <b>(c) Curtis moved to adopt Leasing Policy with the definition of a \$150 application fee (to bring it on par with title transfer) and the removal of Section 1h of the proposed policy (so that no maximum</b></li> </ul>	<p>PMG and Board</p>

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	<p>e) Current status of security cameras was discussed – they are all operational now, and the board learned that they all store footage on a three-week cycle</p> <p>f) Bids are pending for the brickwork at the Callaghan Rd. driveway (per the management report)</p> <p>g) The nomination committee was formed in a timely manner, in accordance with LP requirements. This year’s nomination committee consists of Bill Dutcher, Dane Miller, and Michelle LaFontain. The call for board member candidates was also put out to all in attendance.</p>	<p><b>lease term need be defined)</b></p> <ul style="list-style-type: none"> <li>▪ <b>Monica seconded</b></li> <li>• <b>Discussion:</b> <ul style="list-style-type: none"> <li>▪ <b>None</b></li> </ul> </li> <li>• <b>Unanimous vote for yes</b></li> <li>• <b>Motion Carries</b></li> </ul> <hr/> <ul style="list-style-type: none"> <li>• <b>(d) Olga moved that a certified letter be sent to Alex Rix (Associa Hill Country’s president) stating our intent to secure counsel to address their inaction</b> <ul style="list-style-type: none"> <li>▪ <b>Monica seconded</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>	
<p><i>New Business@6:45 PM</i></p>	<p>a) PMG expressed concern over the contract with 911 Landscaping due to extra fees charged for some services (creating budgeting difficulties) and their refusal to blow leaves off the roads and walkways. Discussion ensued over whether to search for other bids, clarify/renege the contract with 911 Landscaping, or both.</p> <p>b) The need to increase monthly assessments was discussed, and the following points were made:</p> <ol style="list-style-type: none"> <li>i. Inflation over the past several years and recent costly maintenance expenditures necessitate the need for increased revenue</li> <li>ii. Our current audit revealed the funneling of \$345K of insurance claim proceeds to our operating fund away from our reserve fund</li> <li>iii. The age of our property (57 years) and the delay of maintenance/renovation work in recent years due to shortfalls in the operating fund</li> <li>iv. The possibility of commissioning a reserve study for \$5200 to determine the funds that our reserve fund should include based on anticipated needs of the property. (The last reserve study was conducted 10 years ago.)</li> <li>v. The prospect of raising monthly assessments 10-15%, given the</li> </ol>	<ul style="list-style-type: none"> <li>• <b>(b) Kathy motions to increase monthly assessments by 12.5%, effective April 1, 2023</b> <ul style="list-style-type: none"> <li>▪ <b>Curtis 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> <hr/>	<p>PMG and Board</p>

Agenda	Discussion	Tasks/Conclusion	Responsibility
	<p>general inflation rate of 15.7% since 2018</p> <ul style="list-style-type: none"> <li>vi. The appreciation of unit sale prices and the need to maintain that trend</li> <li>vii. The possibility of a special assessment on top of a monthly assessment increase</li> <li>viii. The fact that we have not had a monthly assessment increase since 2014 or 2015 (which was only 5%)</li> <li>ix. The need to bolster the reserve gradually through the monthly assessment</li> </ul>		
<p><i>Open Forum@ 7:30 PM</i> Anita Kegley</p>	<p>Anita voiced concern over an increase in the crime rate in the vicinity of Lafayette Place and encouraged her neighbors to vote “no” on Proposition A during the upcoming city elections on May 6<sup>th</sup>.</p>	<p><b>LP HOA does not adopt any political position, but encourages maximum awareness and voter turnout among the residents of our community</b></p>	<p>Christian Thomas - President</p>
<p>Meeting adjourns to Executive Session at 7:35 PM - Curtis motions Monica seconds the motion... Unanimous vote for yes.</p>			
<p>Executive Session adjourns at 8:25 PM - Curtis motions Monica seconds the motion... Unanimous vote for yes.</p>			

Submitted by: Curtis Wade-Wojnicz  
(Secretary)

Date: March 27, 2023

Board Approved on Date: May 16, 2023