



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

Wednesday, May 15, 2024  
6:30 p.m. – LFP Office and via Zoom

- I. Call to Order:** The meeting was called to order at 6:30 p.m.
- II. Roll Call / Establishment of Quorum**

Board Members Present:

Matt Boguslawski  
Olga Gallego  
Monica Garcia  
Arnoldo Perez  
Matt Boguslawski  
Kathy Beer  
Ruth Valdez

Staff Members Present:

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

**III. Approval of Board Meeting Minutes – March 20, 2024**

Motion by Monica Garcia to accept minutes as written. Arnoldo Perez seconds. Motion carried unanimously.

**IV. Email Motions Approved since March 20, 2024**

None

**V. Management Report**

There is an ongoing roof leak in Bldg. 117-120. Beldon Roofing has come out 3 times to locate the leak and will now do a test using a water hose – once the water is back on! – to try to pinpoint the damaged area. This roof is under warranty from Beldon.

Starting Monday, our brick repair company will be back out to do some repairs on a loose patio wall, seriously cracked concrete at the back of Unit 101, and at Boiler Room #6 where bricks are missing which allows rodents to get in.

The landscape crew has finished the deep cleaning project across all the units facing Callaghan and will next begin on the front of Units 233 through 248.

## **VI. Treasurer's Report / Financial Statement Review – May 2024**

A total of 31 unit owners have paid off the entire balance of the loan, which has reduced the number of payments that the Association will make to the bank from 120 to 96, or a reduction of 2 years, from 10 years to 8.

As units sell, some owners are paying off the balance and others are negotiating with buyers to assume the balance of the loan.

Broadway Bank has posted the 3-month interest payment for the 3 half-million dollar CDs, for a total of just over \$20,500 to be added to the Reserve balance.

## **VII. Old Business:**

None

## **VIII. New Business**

Appointment of Board Officers for 2024-2025

Arnoldo Perez motioned to appoint Matt Boguslawski as Board President. Olga Gallego seconds. Motion carried unanimously.

Olga Gallego motioned to appoint Arnoldo Perez as Board Vice President. Victor Gonzalez seconds. Motion carried unanimously.

Victor Gonzalez motioned to appoint Olga Gallego as Treasurer. Monia Garcia seconds. Motion carried unanimously.

Victor Gonzalez motioned to appoint Monica Garcia as Secretary. Olga Gallego seconds. Motion carried unanimously.

Arnoldo Perez motioned to approve the roof replacement for Bldg. 301/302 by Roland's Roofing at a cost of \$23,100. Olga Gallego seconds. Motion carried unanimously.

**IX. Member Open Forum**

**X. Adjourn to Executive Session**

At 6:40 p.m., Monica Garcia motioned to adjourn to Executive Session. Victor Gonzalez seconds. Motion carried unanimously.

During the Executive Session, delinquent accounts and pending legal issues were discussed.

A motion was unanimously approved by the Board to proceed with a money judgement against a unit owner who has a delinquent balance of nearly \$8,000 owed to the Association.

A payment plan was approved for a unit owner with a delinquent balance of approximately \$1,700 and which will be repaid and the account brought current within 4 months.

At 7:42 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA  
Secretary  
Lafayette Place Board of Directors

**Minutes Approved by Board of Directors on June 19, 2024**