



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

Wednesday, November 15, 2023  
6:30 p.m. – LFP Office and via Zoom

**I. Call to Order:** The meeting was called to order at 6:35 p.m. by Board President, Irene Galindo-Cantu

**II. Roll Call / Establishment of Quorum**

Board Members Present:

Irene Galindo-Cantu, President  
Olga Gallego, Treasurer  
Monica Garcia, Secretary  
Arnoldo Perez, Member-at-Large  
Victor Gonzalez, Member-at-Large  
Matt Boguslawski, Member-at-Large

Board Members Absent:

Kathy Beer, Member-at-Large

Staff Members Present:

Linda Adams and Alex Cantu, PMG

**III. Approval of Board Meeting Minutes – October 18, 2023**

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

**IV. Email Motions Approved since October 18, 2023**

Proceed to foreclosure on a past due account. Motion by Kathy Beer to initiate foreclosure proceedings. Olga Gallego seconds. Motion carried unanimously.

Appointment of Board Member, Matthew Boguslawski. Motion by Olga Gallego to appoint Matthew Boguslawski to the vacant position on the Board of Directors. Kathy Beer seconds. Motion carried unanimously.

## **V. Management Report**

A recirculation pump was replaced at Boiler Room #5 at a cost of \$2,300.

Two units reported water penetration from roof leaks. Both are the result of gutter issues which have also led to over 100 feet of rotten fascia, which will be replaced by the maintenance staff.

There are currently 15 units rented, 1 unit has been notified that they can list their unit for rent, and 4 more will be notified this week.

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

October 2023 financial statements will be sent out tomorrow to all unit owners and are posted on the website each month.

Reserve expenses of \$15,000 were posted last week to repair the asphalt where the hot water lines for Units 131 through 164 were replaced.

Income for October 2023 was \$121,000 and expenses were tightly controlled at \$103,000.

## **VII. Old Business**

Update on status of possible HOA loan.

## **VIII. New Business**

Repair of Sewer Line Break – Units 181-184: We have received two estimates, one for \$36,000 and a second for just under \$30,000. We will get at least one more estimate before the Board decides.

Repair of Concrete Pad behind Units 145-148: We received two bids for this project, one for \$11,600 and another for \$10,500. Matt Boguslawski moved to approve the repair at a cost of \$10,500, Monica Garcia seconds. Motion carries unanimously.

Swimming Pool Closing Date: The swimming pool will close for the season on November 24, 2023

The annual Holiday Party will be held on December 2<sup>nd</sup> from 4 p.m. to 7 p.m. in the Clubhouse.

### **IX. Member Open Forum**

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

At 7:32 p.m., Matt Boguslawski motioned to adjourn to Executive Session to discuss delinquent accounts and other pending legal issues. Olga Gallego seconds. Motion carries unanimously.

At 7:54 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA  
Secretary Lafayette Place Board of Directors

**Minutes Approved by Board of Directors on December 20, 2023**