

## LP Newsletter #2024-03 / January Board Meeting, Sewer Line Replacement, and Weekly Reserve Update

*A complete listing of the Governing Documents and Rules and Regulations for Lafayette Place can be found at our website: [www.lafayetteplace.net](http://www.lafayetteplace.net)*

### **JANUARY 2024 BOARD MEETING**

The January 2024 Board of Directors' Meeting will be held on Wednesday, January 24th at 6:30 p.m. The meeting may be attended in person, in the HOA Office, Unit 113, or by Zoom, using the link below.

The agenda for the meeting is attached as well as the draft FY 2024-2025 budget. Our fiscal year begins on March 1, 2024.

**Join Zoom Meeting**

<https://us06web.zoom.us/j/87141644813?pwd=BiEreme4uqa9zjyNdzqWdl6T2R34Sv.1>

**Meeting ID: 871 4164 4813**

**Passcode: 328230**

### **SEWER DRAIN LINE REPLACEMENT – UNITS 105-108**

During the past 2 weeks, plumbers had to excavate under this building due to sewer drain backups affecting all 4 units. By clicking the first link below, you will find a video which shows the extend of the "tunnels" that had to be made. These 4 units report a long history of drainage issues, and finally a total blockage occurred, which plumbers pinpointed as being underneath the kitchen area of Unit 105.

Attached is a photo of the pipe, which was completely blocked with roots. The odd issue here is that roots were actually found underneath the slab which means of course that they must have entered the drainage pipe somewhere outside the slab.

The initial estimate for this repair was \$7,000, but the more they dug, the more issues were found. The entire sewer drain line was sloped uphill, and after finding the roots creating the blockage, it was determined that the entire drain line would need to be replaced, with the cost now being \$22,000, which includes refilling and compacting the tunnels and repairing the concrete which was broken on the patio where the trench started, as well as the inspection by the City of San Antonio, and an engineering inspection.

If you click on the second link below, you can see the brand-new drain line that has now been completed. These videos show the magnitude of the problem and the repair which was required.

Our pipes and drain lines are over 60 years old and are nearing the end of their expected life. Not one month goes by without having a major issue with either a plumbing line or drainage line.

We will keep everyone informed about this or any other repair which will be covered with the funds recently received from the loan.

<https://share.icloud.com/photos/0cckL0uDQFWMoabOpOepNL4-A>

<https://share.icloud.com/photos/021-UmwzEK3tmLRMFL3xImBMA>

## RESERVE EXPENSES – WEEK OF 1-8-24 thru 1-14-24

In the interest of transparency, in this and each future newsletter, we will list any expenses paid from the Reserve Fund during the previous week, along with the beginning and ending balance of the Reserve Fund.

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\$2,231,758.44	Reserve Fund Beginning Balance as of 1-8-24
\$ 16,803.50	Sewer Drain Line Replacement – Units 105-108
\$2,214,954.94	Reserve Fund Ending Balance as of 1-14-24

Thank you. Linda Adams

Community Association Manager, Lafayette Place Home Owners Association