

A complete listing of the Governing Documents and Rules and Regulations for Lafayette Place can be found at our website: www.lafayetteplace.net

FEBRUARY 2024 BOARD MEETING

The February 2024 Board of Directors' Meeting will be held on Wednesday, February 21st 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.

Join Zoom Meeting

<https://us06web.zoom.us/j/88505369513?pwd=beyIUy59CPWEaze4ETjaNcM9GVwuAw.1>

Meeting ID: 885 0536 9513

Passcode: 087583



LAFAYETTE PLACE BOARD MEETING

Wednesday, February 21, 2024
6:30 p.m. – LFP Office and via Zoom

- I. Call to Order**
- II. Roll Call – Establishment of Quorum**
- III. Approval of Last Meeting's Minutes (January 24, 2024)**
- IV. Email Motions Approved since January 24, 2024**

Installation of Three 32-lb. Magnesium Anodes for Gas Lines
(Required by Texas Railroad Commission) – Chapman Engineering
- \$2,690.00
- V. Management Report**
- VI. Treasurer's Report / Financial Statements – January 2024**
- VII. Old Business**

None
- VIII. New Business**

Painting of Back Stairway Railings (No Reserve Funds to be Used)

Vehicle Gate Controller Replacement / Front of Bldg. 109-112
- IX. Open Forum**
- X. Adjourn to Executive Session**

Vote to Begin Foreclosure Proceedings on Delinquent Account

ACCESS TO ROOFS

As previously approved by the Board of Directors, the access panels leading from the balconies in each building to the attic/roof are in the process of being secured to prevent anyone from using them.

There are constant issues with air conditioning technicians using those access panels to reach the roof and leaving the main roof hatch open, which has resulted in several units being damaged due to rain. Also, some unit owners were using the attic area for personal storage, which is not allowed.

When scheduling a visit from an air conditioning company that needs to access the compressor on the roof, please advise them they need to bring a tall ladder to allow access from the side of the building rather than through the access panel on the balcony.

RESERVE EXPENSES – WEEK OF 2-5-24 thru 2-11-24

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.

A reminder that the entire amount of the 6% dues increase which was effective this month (\$5,625) will be deposited into the Reserve Account each month for a total of \$67,500 at fiscal year end.

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\$2,207,291.94	Reserve Fund Beginning Balance as of 2-5-24
\$ 4,128.00	Replace burner assemblies to two hot water heaters in Boiler Room #4 due to corrosion, allowing gas to escape and several units to report lack of hot water.
\$ 7,232.00	Lump Sum Payment – Loan – Unit 113 (Office)
\$ 20,962.00	Down Payment for Roof Replacement – Units 157-160 / Balance Due - \$20,962.00
\$2,174,969.94	Reserve Fund Ending Balance as of 2-11-24

Thank you. Linda Adams

Community Association Manager, Lafayette Place Home Owners Association