



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

Wednesday, September 17, 2025

6:30 p.m. – LFP Office (Unit 113) and via Zoom

- I. Call to Order: The abbreviated board meeting was called to order at 6:31 p.m.

- II. Roll Call / Establishment of Quorum

Board Members Present:

Matt Boguslawski, President
Arnoldo Perez, Vice President
Ruth Valdez, Secretary
Chris Wilcox, Treasurer
Jack Leard, Member-at-Large
Victor Gonzalez, Member-at-Large
Carlos Canton, Member-at-Large

Board Members Absent:

None

Staff Members Present:

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

- III. Approval of Board Meeting Minutes – August 20, 2025:

Ruth Valdez motioned to accept minutes as written. Jack Leard seconds. Motion passed unanimously.

- IV. Email Motions Approved since August 20, 2025:

- Replacement of Hot Water Recirculating Lines at Courtyard by 1-Affordable Plumbing Services at a cost of \$15,673.25

- V. Management Report:

The maintenance team is currently working on repairing asphalt holes across the property. They are repairing the holes with concrete for a smoother and longer lasting repair. They are also continuing with the window frame painting as well as tackling the concrete sidewalks that are breaking.

There are several areas where grass isn't growing, and we will be testing some winter grass seed to improve the appearance. We will also be applying the pre-emergent herbicide to hopefully cut down on weeds for spring.

VI. Old Business:

- Update on Balcony / Patio Repairs at Units 305/306
- Update on Courtyard Drainage Project and Landscape Upgrades

VII. New Business:

None

- VIII. There being no further business, meeting adjourned to Executive Session to discuss delinquent accounts and pending legal matters at 6:48 p.m. No motions or votes were made during Executive Session.

Submitted by:

RUTH VALDEZ
Secretary
Lafayette Place Board of Directors

APPROVED AT BOARD MEETING OF: October 15, 2025