



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

Wednesday, September 18, 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
Ruth Valdez
Victor Gonzalez

Board Members Absent:

Arnoldo Perez
Monica Garcia

Staff Members Present:

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

III. Approval of Board Meeting Minutes – August 21, 2024

Motion by Victor Gonzalez to accept minutes as written. Ruth Valdez seconds. Motion carried unanimously.

IV. Email Motions Approved since August 21, 2024:

Email Motion to approve installation of 14 electronic loops to re-connect the vehicle gates after asphalt installation at a cost of \$14,994.72 by Texas Gate Repair.

V. Management Report

Update on fascia / shingle repairs. We are focused on holes in fascia as opposed to aesthetics. Next time we get a lift we will start painting the fascia. It looks like no primer was used previously, so there are dark areas that appear to be rotten wood, but just need painting.

The tree trimming project is underway – 2 days of trimming have been completed and they will return for 3 additional days.

We are in the process of obtaining estimates for brick repairs for several areas that are either safety issues or cracks in the masonry that would allow water penetration.

The front and back gates are finally secured and back in operation.

VI. Treasurer's Report

Unfortunately, we had a couple of expensive plumbing issues this month. A blocked sewer line cost just under \$3,000 to clear, and then additional repairs of \$7,000 were needed due to the lines settling about 6 inches below grade. Another underground hot water leak, discovered yesterday, will cost about \$6,000 to repair.

Luckily, the asphalt project came in at a total cost of almost \$10,000 less than was originally budgeted.

VII. Old Business: None

VIII. New Business

The Halloween Party and Costume Contest will be held on Saturday, October 26th from 6 p.m. to 9 p.m. in the Clubhouse.

IX. Member Open Forum

X. Adjourn to Executive Session

At 6:51 p.m., Kathy Beer motioned to adjourn to Executive Session. Olga Gallego seconds. Motion carried unanimously. During the Executive Session, delinquent accounts and pending legal issues were discussed. No votes were taken.

At 7:31 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA
Secretary
Lafayette Place Board of Directors

APPROVED AT BOARD MEETING OF OCTOBER 16, 2024