

PLAZA CALAFIA
BOARD MEETING MINUTES

May 27th, 2021
7:00pm CSL

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Steve Mahaffey, Todd Williamson, Inge Fuller, Fernando Garcia, Jimena Ocejo, and Tomas Apodaca Ramos.

AGENDA and DISCUSSION

Meeting called to order at 7PM Cabo San Lucas time.

1. Plaza Calafia Lawyer (Jimena Ocejo) Re: Bylaws.

Due to lessons learned at the last AGM we are reviewing what is needed in order to have a proper meeting with the required votes in order to present the new By Laws at the 2022 AGM. As it turns out the passing of only 3 proxies per homeowner is not valid since this was passed without the proper percentages at that meeting. This means at this time there is no limit on proxies other than no one person can hold more than 50% of the total votes available. Limiting Proxies will be voted on at the 2022 AGM.

Jimena has also informed us that the Board should refrain from holding proxies but also stated that in Mexico it happens as a necessity but it is not ideal. Jimena mentioned that Proxies are not limited to owners. An owner may have anyone they select vote using their proxy. The Names on the Proxies must be as they appear on the voters Passport.

It was discussed that the Bylaws will be reviewed again by our lawyer and we will then be sending them out with the proxy forms as early as possible so we can get enough representation to pass our proposed By Laws.

Covered parking was brought up by Todd Williamson regarding the distribution and use of covered parking. There was a discussion whether or not the covered parking stalls are an asset of the Regime or Civil Association and if the Board has the right to assign these stalls and/or terminate rental of these stalls.

If an owner sells their unit and has a covered spot that spot does not and can not be passed along in the sale of that unit. The rights to the parking spot return to the association for reassignment.

The second part of this is if the owner is in dispute or in arrears of their dues and or fines, does the civil association have the right to cancel the rental agreement and assign the spot to another homeowner in good standing? Jimena is going to review this matter and report back to the board.

2. Managers' Report

PROJECT UPDATES

- A. Family Pool Palapa project - Start date of May 1st.
In progress and on time
- B. Sidewalk Project - Start date of July 1st.
- C. Cistern Parking Lot Project - Start May 1st.
In progress on time and on budget

D. Removal of transformers - Start May 1st.
Completed

E. Covered Parking - Look at getting new Quotes

Placed on hold as the cost to provide new covered stalls was much more than initially thought and felt unrealistic to ask homeowners to self-fund. This project will be looked at in the future.

F. Propane tank replacement May 1st
Completed

New Items Management Report

G. Water shut down this last month came to us as a rather large surprise. Management assured us that the past approved work to install new valves would prevent any cases where the entire complex would be without water. The Board has asked that management look at this problem and come back to us with a proper analysis of what happened and what we can do so it does not happen again. Having water shut off for 11 hours is unacceptable.

H. The Board asked that Management make a better effort to communicate to the community when a homeowner is doing work on their units. All adjacent homeowners must be informed that work is being performed so they are aware of potential noise.

I. Unit 162 – For the 3rd time extensive mold has been found. The Board has requested management to get a quote to open up the walls so the cause can be determined and a plan can be put together to move forward. The homeowners of 162 have paid for 2 kitchen renovations at their expense already dealing with this same mold issue. The homeowners feel that adjacent units need to be inspected as well to see if this condition is also affecting them.

Management is working on this and will report back to the board.

J. Unit 189 - The homeowner was upset as a result of the emergency work performed on our water system as it was necessary to open up a concrete pad outside the unit to access the broken pipe. The homeowner feels this section of concrete is for their use. They rent this unit and use this concrete section as a sitting area. The area in question is common area and belongs to the association. As further long term repairs will be needed as well as improved access this area may no longer be available as a sitting area. Management was instructed to inform the Homeowner of the Boards review and comments.

3. Financial Up date

Kim Roberts presented the monthly financial reports; Board reviewed no issues raised on the reports.

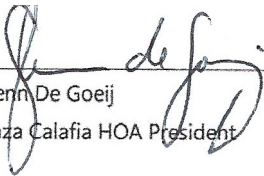
Due to the anticipated time lag between when our bank account signatures will change from the previous treasurer to Kim, the Board approved prepaying 4 months of expenses for our Management firm.

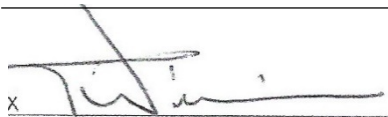
Management and our lawyer are working with the bank to make this change as smooth as possible

4. Other Items

- a. Cabo Bello is updating the front entrance to enhance security. New processes will be in place after these changes are completed. If people are not registered with our office and if our office does not inform the front gate allowing access then access will be denied.
- b. Cabo Bello has also informed us that they have plans this year or next to install pavers on the dirt road from our main entrance to the rear security office used for service providers. They were asked to quote doing our main parking lot at the same time. We feel that this will be a cost savings and look forward to seeing their proposal for this work.
- c. Cabo Bello has also informed us that the OOMPSA water line feeding both our main cisterns may need to be rerouted which may cause us future water problems in terms of constant water supply. Management was asked to stay on top of this situation and work with Cabo Bello to make sure our supply is protected.
Access to water is going to be a major concern in the future. Cabo Bello is still looking at their own Desalination Plant. They will keep us informed should any future developments occur in this regard.

Meeting adjourned at 8:00 PM

x 
Glenn De Goeij
Plaza Calafia HOA President

x 

Todd Williamson
Plaza Calafia HOA
Secretary