

PLAZA CALAFIA
BOARD MEETING MINUTES

November 22nd, 2021
7:00pm

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Todd Williamson, Inge Fuller, Fernando Garcia, Tomas Apodaca Ramos, Chris Tores, Steve Mahaffey, Ramon Ojeda Mestre and Dick Molin.

AGENDA and DISCUSSION

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

A. LAWYERS UP DATE

1. No up dates from Jimena as she was unable to join us for this meeting Glenn and Fernando to follow up with her before December's meeting on open items.
2. The committee met again and addressed Jimena's concerns so she can now do a final draft of the proposed Bylaws.
3. Follow up required on Proxy forms.
4. Jimena is still working to get the certified documents covering the ownership of these two parking lots under the Civil Association as we only have partial documents. The documents are having to come from Public Records in La Paz.
5. Observation deck was once again discussed. Jimena is still trying to get the latest status on this situation and she will report back to us in a future meeting. It was recommended that Jimena be given authority by the Civil Association to contact the courts on our behalf to get the exact details directly from the court as the lawyer has not been responsive.
6. New covered parking contracts are still being drafted and Jemina will present to the Board at a later date.

B. MANAGEMENT PROJECT UPDATES

1. Major water leak in units 163-165. Costing and responsibility are being review by management. It seems that the repair cost will be part HOA and part homeowner's responsibility.
2. Another issue has come up in Unit 175 that is yet to be determined where the leaking issue is and where the responsibility will fall.
3. Parking options are being quoted so a proposal can be supplied to the membership during the AGM.
4. Additional work on the water piping is being looked into so individual buildings can be isolated without having to shut down the water to the entire complex. Quotes are being worked on so it can be brought up at the 2022 AGM.
5. Discussion on the new Palapa parking regarding the front posts. It seems that in the future it would be best if we could move them back 1-2 feet to make it easy to enter and exit stalls.

C. FINANCIAL REPORT

1. Report was reviewed and all approved.
2. Short discussion on the Budget as there was some confusion regarding an overage but as it turns out there was a formulation error in the report and it has been corrected.
3. The Board requested Management to supply a preliminary Budget for 2022 for review.
4. It is discussed that we should be looking at a line item on the future budget for HOA responsibility repairs. It is likely moving forward we will see additional charges due to aging systems (Water, Sewer, and Electrical).

D. NEW ITEMS

1. Priority has been set to resolve the parking issue. Options are being reviewed with hopes for a proposal at this year's AGM.
2. Discussion regarding the proposed Bylaws may be an issue to present at this year's AGM and if it is a separate meeting could be called just to address the proposed Bylaws.

Meeting adjourned at 8:06 PM


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary