

PLAZA CALAFIA
BOARD MEETING MINUTES
February 17th, 2022 7:00pm

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Todd Williamson, Inge Fuller, Fernando Garcia, Tomas Apodaca Ramos, Jimena Ocejo, Steve Mahaffey, Gary Whitmire. Ramon Ojeda Mestre was absent with regrets.

AGENDA and DISCUSSION

This was the first meeting after the 2022 AGM. Motions were made regarding the board positions. Inge Fuller motioned that Glenn De Goeij remain as President, Kim Roberts remains as Treasurer, and Todd Williamson remain as Secretary motion was seconded by Steve Mahaffey.

Motion PASSED.

1. Jimena Update - 182 Agreement, parking contracts, Bylaws. Other items

Unit 182 - There has been a discussion with the person holding the power of attorney for this unit. We have laid out the terms and there seems to be a general understanding of an agreement. Jimena will be completing a draft proposal to resolve this issue and will present to the board for review.

Unit 178 – there was discussion regarding this unit as it is owned by a hospital and there are outstanding balances that we need to address. A legal letter needs to be sent to the Hospital for payment while we work thru helping them get this unit sold.

AGM Minutes – Jimena is working on the minutes and hopes to have them to the Board in the next week. This is a record turn around if the dates are met. We appreciate her efforts.

Parking Agreements – deed for the lands currently being used for parking has been located and will be reviewed by Jimena and if all is good then she will proceed on making 2 agreements. The first agreement will pertain to the current 50.00 per month stalls and a second agreement for Homeowner funded cover parking stalls.

2. Review of AGM and action items;

Calafia TV – at this time we have had 30 responses from Homeowners regarding this service. We are going to continue tracking the responses for further discussion. Renewal timeframe for this service is forcing us to let the contract lapse. If in the future the homeowners decide to have it reinstated, we will then look at it again. In the meantime, the office will be sending out a list of potential options available in Cabo and Homeowners should look on the internet for streaming services that best fit their needs.

The current tally is:

FOR	12
AGAINST	18

3. Review Parking lot - conversion of Tennis court, including updated quote on covering it so tennis court can be placed on top, palapa spots on tennis court for covered parking, repairs of pavers. We also had

a discussion regarding the correction of a design problem of the new covered parking completed last year.

We once again had our Lawyer confirm that the reuse of the tennis courts did not require the 75% rule but for it needed to be discussed at an AGM and a majority vote was needed to move on the reuse plan. We office will be going out to homeowners to see if there are any interest in more self-funded covered parking in the new area. At this time, we have 4 homeowners

Update on handicapped parking spot. It is important that we have at least one handicapped spot and should be looking at possibly 2.

Conversation regarding payment for covered parking took place. It has been tabled for a further meeting but regulations need to be sent to homeowners regarding delinquency in paying for covered parking. We should not be spending time to chase homeowners on this item. We are looking at setting a period of time i.e., 30 or 60 days and if you pass this period, you will be removed from covered parking and the stall will be assigned to the next person on the list.

Conversation regarding the manufacturing of Pavers by our staff took place. It was thought they would start getting raw materials in March and start making test pavers to get a better handle on timing and cost to make our own pavers. A new staff member is being looked at for the fumigation and additional work involved for making pavers and other duties. No pavers are going to be placed until after the completion of the tennis court conversion work.

Signage update from Management - This can be done now. New signs out front, in main parking lot (Map & Rules), large building number sign on top corners, signs showing top/middle/lower condo numbers outside condo stairs. Management is still refining design of signs and once complete will go out for quote.

Waterline Manifold project discussion - Quotes are required on this project and this discussion is being moved to a future meeting.

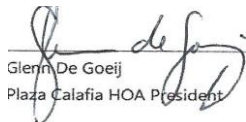
4. Manager's report –

Report was reviewed and approved. Discussion was held regarding the Hot Tub. Management was asked to review if the closure is being done due to the Law or due to management regulations. Other facilities have their hot tubs open and running and we need to makes sure we are following the correct regulations. Due to the size of the tub, we may have to restrict the number of people in the tub and if they are from the same family to meet Health restrictions.

5. Treasurers Update –

The numbers from Management were just made available, treasurer will review and up-date and send her report to the board. The budget was approved at the AGM but funds are low so projects will have to be watched closely and done only one at a time to ensure we remain on Budget.

Meeting adjourned at 8:10 PM


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary