

**PLAZA CALAFIA**  
**BOARD MEETING MINUTES**

**January 27th, 2022**  
**7:00pm**

**ATTENDANCE:**

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

**AGENDA and DISCUSSION**

A special Meeting was held on January 27<sup>th</sup>, 2022 to discuss items that need to be reviewed by the board and voted on before we finalize items for discussion at the AGM. Below are the items discussed.

1. Documents were sent previously to the Board members by Kim for review. We need to approve the financial statement to be presented at the AGM. Many hours have been spent over the past few weeks to ensure what the information sent out was correct.

The Financial statement will also contain the proposed budget and the appropriate notes. Jimena confirms that the Financial Statement and proposed budget can be dealt with at the same time in the first AGM. Once presented there would be two motions - 1 to accept the financial statement and another the proposed budget.

Motion; Kim moves that the 2021 Financial Statement be accepted as presented.

Seconded by: Todd

Vote. Passed

2. Recommendation of the proposed budget to the AGM.

Motion: Kim moves that the proposed 2022 budget be recommended to the AGM for adoption.

Seconded By; Todd

Vote Passed

3. Delinquent Dues

It's time to correct outstanding money showed owing against condo's 155, 182 and 204. This has been a topic for the past 4 years and we need to deal with this once and for all at the 2022 AGM. If we pass these motions they will go to the AGM for a full vote of Homeowners. It is recommended by our Lawyer to resolve this issue and move forward as this would be in the best interest of the Homeowners.

155

Motion: To write off all outstanding debt against condo 155.

Moved By: Steve  
Seconded By: Inge

Vote - Passed

Rationale:

Jimena confirmed once again that we as an HOA never had and never will have legal possession of condo 155.

There are two processes we have considered in the past and not moved forward on;

1. Executive civil proceeding - We can only go back the past 5 years. As the dues have been paid on the unit for almost 5 years there is nothing to sue for. We would have to pay any lawyer who takes on this work a retainer and a minimum of 35% collected. As there is literally nothing to collect no one would take this on and if they did it would cost us money which we would never get back - not an option.

2. Ordinary civil process - We can go back up to 10 years which means possibly 5-6 years before we were receiving HOA's. The rest of the info above applies. What we would be expose to here is that during that 5-6-year period where we are claiming HOA's and late fees we would have to disclose that we in fact were illegally occupying it and using it as the managers suite during the same time we are charging the amounts against it. The same applied for the many years we received rental income we never disclosed (and frankly I am not sure how it was used of where it went but don't think we want to know). Not an option.

182

Motion: To write off all outstanding debt registered against condo 182.

Moved By: Todd  
Seconded By; Steve

Vote - Passed

If motion passes it goes to this AGM for a vote as above.

Rationale;

Same processes apply for condo 182. We have been receiving HOA dues well beyond 5 years so option one above does not apply. We believe the past misunderstanding against this unit can be resolved. Our Lawyer agrees that the best course of action is to clear this debt and a formal agreement be written and agree to by the Homeowner.

204

This condo belongs to the estate of a previous owner. They have declined to do anything to take possession of this condo legally which would include paying pass dues etc.

This file should be referred to Jimena for her legal opinion and advice. Bottom line on this one is that again we would not get the condo and depending on option one or two being chosen we would pay up front and may or may not be able to claim the legal costs involved. Process would take years and get expensive.

This unit will go under review by our Lawyer for future actions.

4. Dues increases starting in 2023

Motion: That our HOA dues be increased by 15 dollars per month or 180 dollars per year each year for the next five years in 2023. This is approximately a 5% increase each year.

Moved By: Kim  
Seconded By: Todd

Vote - Passed

Rationale

We are not keeping pace with inflation and the costs to maintain our aging facility. Nor is our contingency fund anywhere close to where it should be. There has not been an increase since 2010.

5. Consolidating the funds reserved for the potential water line repair and the overall Reserve fund.

Motion: Move the \$30,000.00 shown as for a water line replacement into contingency and delete the line item. Will change the reserve to \$150K

Moved By: Kim  
Seconded By: Todd

Vote – Passed

6: Increase our Reserve Fund with hope to reach 195K by year 5 starting in 2023.

Moved By: Kim  
Seconded By: Todd.

Vote - Passed

Passing this motion aligns with our dues increase and does not prohibit us from asking for excess funds (if any) in future years to be placed in the Reserve Fund. This motion will now be part of the proposal to the homeowners at this years AGM.

Meeting adjourned at 8:00 PM

  
Glenn De Goeij  
Plaza Calafia HOA President

  
x

Todd Williamson  
Plaza Calafia HOA Secretary