

**PLAZA CALAFIA**  
**BOARD MEETING MINUTES**  
**May 19th, 2022 7:00pm**

**ATTENDANCE:**

Via Conference Call: Glenn De Goeij, Kim Roberts, Todd Williamson, Fernando Garcia, Tomas Apodaca Ramos, Chris Torres, Jimena Ocejo, Inge Fuller, Dick Molin and Gary Whitmire

Agenda

1 Items for Jimena:

A. Minutes of AGM – Documents are all done and ready to be filed. We expect this to be completed in 3 weeks. In the mean time the minutes should be on our website.

B. Observation Deck Update – No news from Mexico City which is causing more and more delays. It is felt since the lawyer is holding up this process and that we should be able to act. Management has been asked for documentation on the current outstanding balance owed to the HOA.

C. Bylaws for our review. – one home owner, has raised some questions so Jimena is working with them to get the questions answered. For future discussion.

D. Parking Contracts. – A few additional conditions have been brought up by Jimena that she feels need to be included in the parking agreement. Still working to provide a draft contract for our review.

E. Duncan Unit 182 agreement – We were hoping to have this in place but the Notary is asking for more information. Glenn feels that it may be possible to sign this agreement without the need for a Notary.

2. Managers Report - Fernando / Tomas

The report was reviewed by the Board and all was approved and it was mentioned that the Board would like to thank the staff for their hard work on the parking project.

Conversation took place regarding past dues and a new procedure will be discussed so the board is aware of a plan to collect past dues. Because of timing it is felt a standard be set i.e., 30 or 60 days old then comments will be made at the monthly board meeting

3. Financial Update - Kim.

The Financial reports were issued to all board members and reviewed. There were no issues raised and the Board approved this month reports.

A brief discussion on late fees took place and it seems that much of what we see each month is due to timing with the homeowner paying and Salano reporting receipt of payment. It was decided that this will be an added item on the Management Report to comment on outstanding late fees.

4. Parking Lot Update – Glenn

Discussion took place regarding the spare parking above the new parking area regarding water flow during a raining season. To do paving or increase the wall came at a very high price. It was thought we would take sand from the current construction and do up some sand bags and put them in place for this season to see what we encounter.


5. Trespassers / Rules / Fines – Glenn

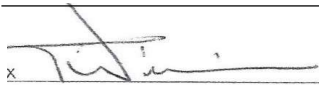
Double combination locks on the beach gate seem to be working to reduce or stop non- residents from accessing our property. It has been discovered that we have a few families actively using our pool who are not residents or owners in Calafia. Pool security now looking to be the next focus. Seems that non residents are using our pool on Sundays. Because of this we will have staff now available on Sunday when possible and we hope they can ask these people questions and maybe this will stop this use.

6. Other Items.

Main Parking lot repair was discussed and due to funds, we will have to look at this parking lot sometime in the future.

Meeting closed at 8:15

  
Glenn De Goeij  
Plaza Calafia HOA President

  
x

Todd Williamson  
Plaza Calafia HOA Secretary