

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

**Aug 18, 2022 7:00pm**

**ATTENDANCE:**

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

Agenda

1. Items for Jimena: Below items have been tabled for Aug meetings as Jimena was unable to participate in July's meeting. Management and Glenn will be working with Jimena in the meantime on the below items.

A. Observation Deck update –

- a. Jimena is requesting our authorization to clear up this issue. It was my opinion that this authority was already granted but none the less it has been granted once again for her to do what is need to get Javiar to clear us from liability and to move forward with serving the Abernathy's. There is still question on who to serve and where the court clerk is to present the serve documents.
- b. Jimena has requested a call to be set up with Glenn and Javiar to get this situation resolved.
- c. Chris brought up the cost issue and that we were not going to spend any further funds. This is correct and Jimena is not charging any additional funds to follow up with Javiar. Chris remains concerned regarding any further expenses but the board needs to complete this issue to a resolution one way or the other. We acknowledge Chris's concern but are proceeding.
- d. We have asked Jimena to get a signed letter from Javiar to release Plaza Calafia and our Board from any future liability with him or anyone else.

B. Bylaws Update

- a. Owners lawyer for Unit 156 was asked to make his comments on the Bylaws and he was given a deadline and if he did not address it, they would not be considered in the bylaws.
- b. One last look will be done prior to Sept meeting and approved by the board for next years AGM

C. Parking Contracts

- a. Jimena has redone the contracts to a single page and is giving this to Glenn for his final review.
- b. Contracts will be discussed in Sept meetings

D. Other Items? No other items brought up

## 2. Managers Report - Fernando / Tomas

The board reviewed the Managers report and all was approved.

1. Our management company hired a new person, Maria to look after Plaza Calafia as Tomas has been promoted. Tomas is training Maria.
2. Water line break was not the main line we have all been waiting to break but 2 small breaks which was repaired by Cabo Bello.
3. Blowers for the sewer plant were discussed and there seems to be an issue that our blowers are under rated and that an engineer has told us we need to replace them with higher rating. Management has been given the ok to spend the 3500.00 to correct this issue. Money will have to be allocated from another budget item. We are told the plant is in good shape so we are not looking at a new plant just new equipment to better operate the plant.
4. Kim has been asked to look at the numbers for new blowers. Todd made the motion to get the 2 blowers at 7K now to keep wear at a minimum. Steve Seconded the motion based on the availability of funds Kim is going to tell us.
5. Cabo Bello had received a compliant regarding the area behind our staff area. Seems that it was a little messy as well there seems to be a question regarding the property line.
6. New estimates for security cameras were presented but this is for discussion at the next AGM as a project

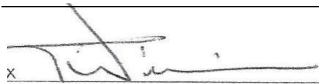
## 3. Financial Update - Kim.

1. Financial reports came just prior to the meeting; Kim had not had a chance to review the financials' yet.
2. Todd was concerned again this month on the outstanding balances on a few items but was told that all items were being worked on.
3. Unit 182 outstanding balance still has no signed agreement to get this balance corrected and no future liabilities against anyone would be possible.
4. Unit 176 has lost their covered parking due to outstanding balance and they are still in the rears on the HOA dues but Management is working with them.

## 4. Other Items.

Meeting closed at 8:05

  
Glenn De Goeij  
Plaza Calafia HOA President

  
x

Todd Williamson  
Plaza Calafia HOA Secretary