

PLAZA CALAFIA
BOARD MEETING MINUTES
JAN 19th, 2023 7:00pm

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Inge Fuller, Chris Torres, Gary Whitmire, Steve Mahaffy, Fernando Garcia, Alan Torres and Tomas Apodaca Ramos

Absent: Jimena Ocejo (lawyer), Richard Molin

Agenda

1. Items from / for Jimena

All below Legal items are still incomplete as Jimena could not join us again this month. We are working to reschedule a meeting this week or next with her to get these items closed off.

Observation Deck update

1. Jimena has presented the latest Documents provided to her by our other lawyer (Javier) so we can continue to move forward on the deck.
2. It is our understanding that Javier has released us from Liability regarding our actions on the deck. Jimena is following up regarding money due the HOA from this situation.
3. Chris Torres asked if the Abernathy's were informed and per the courts, we are not responsible to inform the owner as he is aware of the judgement.

Property Line

4. Jimena requested a legal document showing the legal boundaries for the Plaza Calafia and she is to meet with them next week. We believe this is still in the works and we look forward to her up date. Due to the holiday season, it will not be until next year.
5. This has become an issue from a compliant we received from one of our neighbors regarding the condition of the property behind our staff building. The issue was that our material was on someone else's property so we just need to make clear what is our property lines.

Parking Contract

6. Covered Parking stall agreements are done and have been submitted to the board. They will be circulated for one last review and then Management will have them sent out for signing. The contracts will be mandatory to keep a covered stall.

Bylaws

7. Jimena has still not been able to present us with a final legal document. Due to the timing of this document, it has been decided to once again pass on presenting this change at this year's AGM but it is going to be an agenda item to discuss at this year's AGM.

Condo Deck Roofs

8. A discussion regarding the deck covering of 3rd floor condos. It was mentioned that we have 3rd floor Condo's that have varying material covering the deck. Some condos have no cover, some have Palapa covers and others have solid concrete covers. The discussion is, can a homeowner make application to change the material and therefore exterior looks for the cover of their decks. There is actually a thought that the decks are not the property of the homeowner but could be exclusive use property or worse case could be common area so Jimena needs to confirm the actual designation of the deck. If has been mentioned that the exterior of the building is in fact common and therefore altering the exterior is not allowed so then adding a different covering that already is there would be a violation.

2. Managers Items / Updates Fernando / Tomas

1. Agreement to close the outstanding balance owed by Unit 182 has been reviewed, the owner and the renter (POA) do not want to sign the agreement therefore we will move forward based on Jimena's guidance and approval from the AGM to proceed with Legal action against this Unit.
2. Management is dealing with a professional Gardening Service due to the poor overall condition on our grounds. This service is going to do training so our people know the best way to keep our grounds in better condition. Further evaluation will be done to see that our grounds are flourishing.
3. There was a discussion on the water shortage we had last week. This was just due to a break in the main Line near Costco but that has been fixed and our Cisterns are back to being full.
4. Building Meters are being reviewed in line with the water Manifold system.
5. Task list reviewed and as this is the first meeting introducing this list. We spent the time explaining how it works and what is expected.
6. Still having discussions on how to best operate our Jacuzzi. We feel that the consistent temperature needs to be higher and then the time and energy to get it to operating temperature is less.

3. Financial Update - Kim

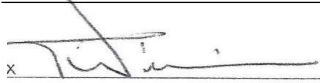
1. The finances for the month were reviewed by all and accepted.
2. There has been a discussion regarding the outstanding dues for both HOA and Parking. Our staff and this board spend a lot of time chasing Homeowners on Dues. Particular emphasis on Parking. We spend time chasing 50 dollars. We need to make changes to parking either it is no longer monthly but annually, or it is monthly until your delinquent twice on a monthly payment then you go to annually or something as it is a waste of time for an added service that is not critical. Discussions still on going and may be an item for the AGM.
3. Thru the delinquent report we find that the actual homeowner listing is not even up to date. Management has been asked to get this listing up to date.
4. Discussion on the 2023 Budget took place and Kim Roberts has made the motion for us to present the budget at the 2023 AGM. Seconded by Todd Williamson, No one opposed.

4. Other items.

1. No new items

Meeting Adjourned at 8:10 P.M.


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary