

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

ATTENDANCE:

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

Agenda

1. Items from / for Jimena

Items below from last month are still open as Jimena could not join us this month

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.

Property Line

3. Jimena requested a legal document showing the legal boundaries for the Plaza Calafia and she is to meet with them next week.
4. 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 our material on someone else's property so we just need to make clear what is our property lines.

Parking Contract

5. Additional charges for parking in the General Parking are has been discussed. There is a one group that believes for those homeowners who have 2 cars need to pay 25 per month for the second car. This one group is counting the covered parking as the first car. The other group believes that paid parking is not considered the 1st car. Basically, it is very difficult to charge a homeowner for something that is not guaranteed. So, in the case of the General parking area none of those stalls are assigned or can be assigned and monitored at this time. This issue needs to be a discussion at the AGM and all need to vote on a policy.

Bylaws

6. 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

AGM 2023

7. Jimena has provided the new up to date Proxy letters to Glenn. The new letters now require additional signatures to meet the legal requirements.

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 condo's 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 Jemina needs to confirm the actual designation of the deck. It 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. Due to propane shortage in the Baja, we were forced to shut down the Jacuzzi to prolong the availability of propane for the family pool
 2. Expenses for the next 2 months need close review to ensure we remain below or at budget. Management has been asked to make sure they follow the guidelines.
 3. The board has requested management to do a night patrol and double check all common area lighting.
 4. The board has requested that all fixed costs be established so work can be completed on the 2023 budget.
 5. It was noted that we have yet to purchase the transfer pump for the parking area if required to mitigate flood issues. There is a concern regarding the size of pump needed so management has been asked to get the specifications and send them to Gary Whitmire for his review.

3. Financial Update - Kim
 1. The finances for the month were reviewed by all and accepted. Work is being done on a budget for 2023.

4. Other items.
 1. Management has been asked to review the electrical system in the entire complex and bring a plant to the board on proactive repair and or replacement of areas found to be in need of attention.
 2. Management has been asked to provide the Board with a schematic drawing for the Sewer lines, the water lines and if possible, the electrical system.
 3. Review of proposed projects for 2023 AGM was completed and all were declined as not being relevant at this time. A focus on a project to repair or re-due the main parking lot was agreed by the board to be a high priority.

Meeting Adjourned at 8:30 P.M.


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary