

PLAZA CALAFIA
BOARD MEETING MINUTES
DEC 15th, 2022 7:00pm

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Fernando Garcia, Chris Torres, Gary Whitmire, Jimena Oejo, Alan Torres and Tomas Apodaca Ramos

Agenda

1. Items from / for Jimena

Items below from last month are still open

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 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. 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. Family Pool filters need replacement and we are told this is causing the heater to make noise.
 2. We are being told that someone has damaged 1 door on our washing machine. Management has said the new door is 600.00. Glenn and I looked at the door and feel that the inner liner should be able to be replaced rather than the whole door. Todd has also raised the issue on the entire laundry system. We need to have an analysis of revenue vs cost and possibly we can do something else.
 3. Laundry needs to be an AGM topic this year.

3. Financial Update - Kim
 1. The finances for the month were reviewed by all and accepted.
 2. Budget for 2023 has been completed and it is felt it is ready to go to homeowners.
 3. Due to unforeseen increases the board feels that we are going to try to stick to the 15.00 per month increase but all homeowners need to be prepared that we may have to do further increases to make up the differences.
 4. Dues for Parking and HOA that are in the rears still seems to be a posting lag with Salano Mgmt.
 5. Unit 182 outstanding amount and agreement status.
 6. Unit 204 outstanding dues and Plan to move forward.

4. Other items.
 1. Management was asked if we had anyone express interest in running for a position on our Board for 2023 and so far, no one has put in their request.

Meeting Adjourned at 7:50 P.M.


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary