

Elm Plaza

Homeowners

726 Elm Ave #106, Long Beach, CA 90813

HOA Annual Meeting Minutes (Zoom Meeting)

Sunday, December 15, 2024 – 7:30PM to 8:30PM

1. Call to Order: 7:30PM:

2024 Board Members in Attendance: President-David Weathers #202, Vice President-Tricia Leskiw #402, Treasurer-Russ Biscak #401, Secretary-RaJeannia Bohannon #207, Member at Large-Casandra Wada #103

2. 2025 - Board Elect:

- President: David Weathers #202
- Vice President: Tricia Leskiw #402
- Treasurer: Russ Biscak #401(Offsite)
- Secretary: RaJeannia Bohannon #207
- Member at Large: Casandra Wada #103

3. Budget Report – December 1, 2023 thru November 30, 2024:

- Treasurer overview
- Status of reserves

4. President's Report – Major Projects Completed 2024:

- Miscellaneous Ad Hoc roof repairs
- Garage lighting fixtures (more to complete in the common areas)
- Four roof drains extended (two to go)
- Completed roof sections – 3-C
- Balcony painting for insurance consideration
- 2nd floor walkway resurfaced (selected areas)
- Main water backflow valve rebuild
- Water heater overhauled
 - Replaced tube bundle
 - Replaced all burners
 - Replaced switching circuit boards and sensors

5. Compliance Projects Completed:

- Elevator five year Load test - Passed
- Fire extinguisher certification – Passed
- Trash Chute Inspection – Passed
- Standpipe Valve - Passed
- Annual fire alarm system testing – Passed

- Backflow Valve (Main) – Passed
- Backflow Valve (Irrigation System) - Passed
- Homeowners Association master insurance policy replacement
- Franchise Tax Board preparation for HOA Entity
- State Mandated SB-326 Balcony Inspections - Passed

6. Major Projects in Progress:

- Chimney seals on North side of building
- Wall cap around internal well areas
- Caulking & waterproofing exterior stucco on 4th floor well area
- South wall waterproofing around Units 403 & 306
- Water heater tank rebuild or replacement
- Completion of roof phase 4 section – targeting Q1 2025
- SB-326 related reserves assessment
- Any balcony repairs called out on the inspection report

7. Support Requests Closed

- 74 Support requests closed out in 2024
 - 49 Resident Services
 - 5 Plumbing
 - 18 Repairs
 - 2 Compliance

8. Other HOA Issues and Administrative Actions & Reminders:

- **HOA dues will INCREASE beginning 01 January 2025 to \$388.00 (from \$353.00)**
- Multiple master key replacements
- Multiple trash chute blockages & bin overflows
- Trash chute door pull handle replacement
- Multiple elevator service requests
- Reset garage gate/doors codes
- Miscellaneous garage door repairs
- Pulling surveillance video for residents
- Guess parking space pavement replacement
- Light bulb/fixture replacements
- Major tree trimming
- Attacked all minor handyman repairs
- Annual fire alarm testing
- Secure the external standpipe to fire department
- Fire extinguishers inspections
- Preparing building for insurance inspections
- Two common area walkway patches applied

9. Close of Zoom Meeting: 8:25PM

Submitted by: Ra Jeannia Bohannon – Secretary

Approved by: David Weathers – President