

**PUEBLO AT SANTE FE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

NOVEMBER 14, 2023, AT 6:00PM

Join Zoom Meeting

<https://us06web.zoom.us/j/89806067732?pwd=Zlpvb1ZFL3pqalk5ckZOejZyYUR0dz09>

Meeting ID: 898 0606 7732

Passcode: 047731

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BOARD MEETING AGENDA

- I. ESTABLISH QUORUM/CALL TO ORDER/BEGIN AUDIO RECORDING
- II. HOMEOWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)
- III. APPROVAL OF MINUTES: (REVIEW/DISCUSS/MOTION)
 - A. September 12, 2023 – Regular Session Minutes
- IV. TREASURER’S REPORT: (REVIEW/DISCUSS/MOTION)
 - A. Financials ending September 2023
- V. OLD BUSINESS: (REVIEW/DISCUSS/MOTION)
 - A. Update Leak Policy and Procedure – Legal Opinion ACTION
- VI. NEW BUSINESS: (REVIEW/DISCUSS/MOTION)
 - A. Discuss/Review/Accept 2022 Audit ACTION
 - B. Air Conditioning Unit Clubhouse Repair/Replacement – Review Bids ACTION
 - C. Discuss/Review/Act Upon Roof Repairs ACTION
 - D. Discuss/Review/Act Upon - Open Sealed Bids New Reserve Study ACTION
 - E. Discuss/Review/Accept New Law: Required Cyber Insurance ACTION
 - F. Discuss/Review/Accept Payment Portal Requirements ACTION
 - G. Discuss/Review/Act Upon – Current Maintenance Contract Gym Equipment ACTION
 - H. Discuss/Review/Accept 2024 Management Contract ACTION
 - I. Discuss/Review/Act Upon Updated Collection and Fine Policy ACTION
 - J. Discuss/Review/Accept 2024 Meeting Calendar ACTION
 - K. Board President – Open Remarks/Comments ACTION
- VII. HOMEOWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)

In accordance with NRS 116.3108 this shall serve as notice of the Executive Board of Directors meeting(s) for the Pueblo at Santa Fe . Agendas may be obtained at the meeting. In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken. Pursuant to NRS 116.3108.4, Owners are permitted to attend and speak to the Executive board during the Owners Comment and Discussion Period’s. Please reserve your comments for that portion of the meeting. Pursuant to NRS 116.31083.4(a) Owners are permitted to receive a copy of the audio recording and/or the approved minutes by making arrangements with Management. The cost of distribution of such shall be; if in electronic format at no charge, if in paper format at a cost not to exceed \$.25 per page for the first ten pages and \$.10 per page thereafter. The Board may meet in Executive (closed session) before or after this meeting to attend to legal, manager, violation/compliance and delinquency/collections matters.