

**PUEBLO AT SANTA FE CONDOMINIUM  
ASSOCIATION**

**BOARD OF DIRECTORS  
REGULAR MEETING MINUTES**

**July 17, 2024  
6:00 PM**

**Pueblo Santa Fe – Clubhouse  
5109 Jordan Frey Las Vegas NV 89130**

**REGULAR MEETING MINUTES**

\*\*\*\*\*

**CALL TO ORDER/ROLL CALL/AUDIO RECORDING**

Members Present:

**Larry Hastings, Vice-President  
Brenda Tierney, Director  
Suzanne Durett, Treasurer  
Robert Rosenfeld, President**

Members Absent:

Management Present:

**Babette Buiten  
Performance CAM, LLC**

Noting that a quorum was present, Robert Rosenfeld called the meeting to order at 6:05PM.

**BOARD PRESIDENT OPEN REMARKS AND COMMENTS**

Management read a letter from a Ms. Clark with a request to have the answers to her questions answered in the open board meeting. Management emailed the owner with the answers and also addressed each question during the meeting time in order to comply with the owner's request. There were no additional questions or concerns.

**HOMEOWNER FORUM AGENDA ITEMS ONLY**

There were four homeowners present. There were no questions on the agenda items.

**SECRETARY REPORT - APPROVAL OF MINUTES**

Larry Hastings made a motion to approve the May 21, 2024, regular meeting minutes. Brenda Tierney seconded the motion and the motion carried unanimously.

**TREASURER REPORT – REVIEW OF FINANCIALS**

The board filled their fiduciary duty by reviewing the financials of March and April 2024. Treasurer Suzanne Durett provided the membership with an overview of the treasurer's report. Larry Hastings made a motion to accept the March and April 2024 financials as presented. Brenda Tierney seconded the motion and the motion carried unanimously.

**UNFINISHED BUSINESS**

- A. Approval New Plant Material Courtyard – The board is looking into additional plant material and upgrades to the existing courtyard. Green Environmental will provide a rendering for the board to review. This item will be discussed during the September meeting.
- B. Clean Out SpringCaps Proposals – The board and management met with Kelleher Davis and discussed the details of the springcaps. The vendor will modify the previous provided proposal and have it available by mid-August.
- C. Additional Building Signs – Brenda Tierney made a motion to accept the provided

proposal by Wright Ventures in the amount of \$9,547.04. Larry Hastings seconded the motion and the motion carried unanimously.

D. Concrete Sidewalk Repairs. The board was provided with three proposals:

Ultimate Concrete - \$35,350.00

Daniels Concrete - \$9,595.00

Precision Concrete Cutting - \$9,569.31

Larry Hastings made a motion to accept the proposal from Precision Concrete Cutting in the amount not to exceed \$15,000.00 due to additional repairs to be added to the scope of work.

#### **NEW BUSINESS**

A. Update Parking Enforcement Rules – Brenda Tierney made a motion to review and update the parking enforcement rules and the rules and regulations. The updated documents will be adopted by the next meeting date. Larry Hastings seconded the motion and carried unanimously.

#### **HOMEOWNER FORUM - OPEN**

- One homeowner asked if he needed to change his amount for assessments if he is set up for autopay.

#### **ADJOURNMENT**

Brenda Tierney made a motion to adjourn the meeting at 7:027PM. Larry Hastings seconded the motion and the motion carried unanimously.