

**PUEBLO AT SANTA FE CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**JULY 13, 2021, at 6:00 PM**

Community Clubhouse 5109 Jordan Frey St. Las Vegas NV, 89130

Zoom Virtual Meeting for Members, Meeting ID ; 960 8352 0754

Meeting Password 912681

**MEETING MINUTES**

**BOARD OF DIRECTORS MEETING** *(Open to Homeowners)*

**Board Members Present**

Brenda Tierney

Larry Hastings

Gil Jordan

Sheila Rhinehart

**Board Member Absent**

None

**Others Present**

Martin Saxon CAM

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**I. ESTABLISH QUORUM/CALL TO ORDER/BEGIN AUDIO RECORDING**

The meeting was called to order by Brenda Tierney at 5:59 PM it was established that a quorum of Directors as listed above were present to conduct business. Zoom Virtual Meeting for Members, Meeting ID 960 8352 0754; Meeting Password 912681 Phone 1.669.900.9128:

**II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)**

Four Homeowners attended the meeting, topic of discussion was 5104 Jordan Frey irrigation not working around the property. The possible removal of a couple Palm Trees from the pool area to avoid root problems.

**III. APPROVAL OF MINUTES 05.11.2021**

A motion was made by Brenda Tierney to approve the Board of Directors meeting minutes of May 11, 2021, Sheila Rhinehart seconded the motion. Motion carried unanimously.

**IV. TREASURER’S REPORT 05.31.2021**

Review & Acceptance of Financial Statements. Sheila Rhinehart made a motion to accept the financial statements of May 31, 2021 subject to year-end audit of the financial statements, Larry Hastings seconded the motion. The motion carried unanimously.

**V. REPORTS**

The Board had discussion regarding the possible removal of a few (3) Palm trees in the pool area which will cause maintenance issues to the Auto-Feed Chlorinator system. The trees will be identified and the landscapers will evaluate if the removal is needed. The trees will be monitored, and the removal will be addressed next spring of 2022. This item has been postponed. A motion was made by Brenda Tierney and seconded by Larry Hastings to defer this item. Motion carried.

The Board was updated to the Plumbing Maintenance project to clean sewage, waste lines & replace the caps on the clean-out with spring loaded caps. Got Plumbing has ordered the caps and will be starting this project in early August.

The Board ratified the cost of the Center-Cut proposal for the Palm Tree pruning in the Pool Area \$932.50. A motion was made by Brenda Tierney and seconded by Sheila Rhinehart to approve this expenditure. A call for vote carried.

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#### **V. REPORTS CONTINUED PAGE 2**

The Board was updated on the operation of the Pool Auto -Feed Chlorinator which has been installed by Gator Pool. The Pool equipment room was cleaned out allowing space for the chemicals and the feeding apparatus to function. The system is working properly/

The Board was updated on the Camera replacements and the addition of an additional camera inside the Clubhouse. The Cameras have been installed and working properly, the new software training for Board will be completed by James Gorr.

The Board discussion and concern regarding high number of irrigation leaks and possible course of action, Center-Cut Landscape provided detailed photos of the broken lines as a backup to the repairs. Possible irrigation retrofit in areas that have not been completed previously.

The Board had discussion regarding the initiation of Roof inspections for maintenance. Proposals will be solicited for routine roof preventative maintenance in the fall of 2021.

#### **VI. UNFINISHED BUSINESS**

Center-Cut Rock Refreshment Project A site walk was scheduled with Center-Cut and members of the Board but due to work schedules the walk was deferred. Certain areas are still missing rock placements. The Board will set another appointment with Amanda Corr to evaluate the areas missing rock replenishment.

#### **VII. NEW BUSINESS**

The Board reviewed several proposals for New Insurance Package Policy. Travelers Insurance has proposed a substantial increase as a result of claims losses. Farmers Insurance proposed a Package Policy for \$63, 000.00 and CAU proposed the insurance package for \$50,049.00 A motion was made by Brenda Tierney and seconded by Sheila Rhinehart to approve CAU for the General Liability Insurance carrier, Jordan Insurance Group will carry the Umbrella and Workers Compensation Insurance Policy estimated an additional \$3,500.00. A call for vote was unanimous.

The Board had Discussion on the approval and distribution of the Unit Owner Fact Sheet to the Members regarding Insurance coverage the unit owners should have, as compiled by CAU Insurance.

The Board reviewed the New Lighting contract from Nevada Illumination \$375.00 per month. A motion was made by Brenda Tierney and seconded by Larry Hastings to approve the contract. The motion carried.

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VIII. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)

The topic of discussion was the possible need for security service to monitor the property. The Pool hours to be revised so the neighbors are not disrupted by the noise of residents using the facilities. Homeowner alleging that the neighbor is using some sort sound canceling equipment to disrupt her peace of enjoyment causing constant humming and vibration affecting her health. Demanding the Board take action against the neighbors causing the alleged noise.

IX. ESTABLISH THE NEXT BOARD OF DIRECTORS MEETING

The next meeting of the Board of Directors meeting shall be September 14, 2021, at 6:00 PM inside the Pueblo at Santa Fe Community Clubhouse, 5109 Jordan Frey St. Las Vegas NV, 8913

The Membership will be sent Zoom Virtual meeting log-in

X. ADJOURN/STOP AUDIO RECORDING

Brenda Tierney made a motion to adjourn the meeting at 7:05 PM Sheila Rhinehart seconded the motion. Motion carried.

DIRECTOR \_\_\_\_\_

Date \_\_\_\_\_