

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

November 19, 2024, AT 6:00PM
PUEBLO SANT FE CLUBHOUSE
5109 JORDAN FREY
LAS VEGAS NV 89130

BOARD MEETING AGENDA

- I. ESTABLISH QUORUM/CALL TO ORDER/BEGIN AUDIO RECORDING
- II. ORGANIZATIONAL MEETING OF THE BOARD
- III. BOARD PRESIDENT – OPEN REMARKS AND COMMENTS
- IV. HOMEOWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)
- V. MONTHLY REPORTS
SECRETARY REPORT - APPROVAL OF MINUTES: (REVIEW/DISCUSS/MOTION)
 - A. September 19, 2024 – Regular Session Minutes ACTIONTREASURER’S REPORT: (REVIEW/DISCUSS/MOTION)
 - A. Financials ending August - October 2024 ACTION
- VI. OLD BUSINESS: (REVIEW/DISCUSS/MOTION)
 - A. Discuss/Act Upon Additional Plant Material Courtyard – Itemized Proposal ACTION
 - B. Discuss/Review/Act Upon Proposal Clean Out SpringCaps - COMPLETION ACTION
 - C. Ratification Adopted Rules and Regulations and Parking Enforcement Rules ACTION
 - D. Discuss/Review/Act Upon Proposals Crack Seal & Slurry Seal Application – Bids ACTION
- VII. NEW BUSINESS: (REVIEW/DISCUSS/MOTION)
 - A. Discuss/Review/Act Upon - Pool Deck Plaster Repairs- additional proposals ACTION
 - B. Discuss/Review/Act Upon – Management Contract Renewal 2025 (no Increase) ACTION
 - C. Discuss/Review/Act Upon – Accept 2025 Annual Meeting Dates ACTION
 - D. Discuss/Review/Act Upon – Accept 2023 Audit ACTION
 - E. Discuss/Review/Act Upon – Engagement Letter Audit and Tax Return 2024 ACTION
- VIII. HOMEOWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)
- IX. NEXT SCHEDULED BOARD MEETING: January TBD, 2025, at 6PM
- X. ADJOURNMENT

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.

PUEBLO AT SANTA FE CONDOMINIUMS ASSOCIATION

c/o PERFORMANCE CAM, LLC
5135 CAMINO AL NORTE, SUITE 100, NORTH LAS VEGAS, NV 89031
702.362.0318 OFFICE

OCTOBER 29, 2024

TO ALL HOMEOWNERS

Annual Meeting of the Membership
&
Determination of Director(s) & Election of Officers

MEETING NOTICE

WHEN: **DATE: TUESDAY, NOVEMBER 19, 2024**
TIME: 5:30 PM.
WHERE: PUEBLO AT SANTA FE CLUBHOUSE
5109 JORDAN FREY ST LAS VEGAS NV 89130

You are cordially invited to attend the Annual Meeting of Owners in conjunction with the Election of Director(s). We hope you participate in the meeting to plan for 2025.

Please take a minute to read through the agenda(s). If you are unable to participate but have ITEM II General questions you wish to be presented, they must be emailed to admin@performance-cam.com no later than close of business November 18th, 2024, at 5PM.

The Board has determined that Roberts Rules of Order will be used to conduct the meeting as necessary.

- ITEM I ANNUAL MEETING WELCOME / CALL TO ORDER
SELECT ELECTION INSPECTORS / BEGIN BALLOT COUNTING**
- ITEM II GENERAL QUESTIONS FROM OWNERS**
- ITEM III APPROVAL OF DECEMBER 19, 2023, ANNUAL MEETING MINUTES and
APPROVAL OF JANUARY 24, 2024, RUNN OFF MEETING MINUTES**
- ITEM IV ANNOUCEMENT OF DULY ELECTED OFFICERS**
- ITEM VI ADJOURNMENT**

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c/o PERFORMANCE CAM, LLC
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October 31, 2024

ELECTION OF DIRECTORS

A Candidacy Disclosure Form was mailed to all current Owners of Records providing each the opportunity to declare their candidacy for **three (3) seats on the Board to fill. Two (2) positions for a two (2) year term, and one (1) position for a one (1) year term.**

In order to have their name PLACED IN CONTENTION or appear on the secret ballot, the form must have been received at the management office **no later than the close of business October 28, 2024.**

As of the date of this Notice, a Candidacy Disclosure Form has been received from Robert Rosenfeld and Brenda Tierney.

Pursuant to the law concerning election of director procedures contained within NRS 116.31034, the Executive Board determined that if, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then the secretary or other officer specified in the bylaws of the association will cause notice to be given to each unit's owner informing each unit's owner that: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section and the nominated candidates shall be deemed to be duly elected to the executive board unless: (1) A unit's owner who is qualified to serve on the executive board nominates himself or herself for membership on the executive board by submitting a nomination to the executive board within 30 days after the notice; and (2) The number of units' owners who submit such a nomination causes the number of candidates nominated for membership on the executive board to be greater than the number of members to be elected to the executive board.

Therefore, notice is given informing each unit's owner that the association will not prepare or mail any ballots to units' owners and candidate(s) Robert Rosenfeld and Brenda Tierney shall be deemed to be duly elected to the Executive Board at the November 19, 2024, Annual & Election meeting of the units' owners.

The annual Agenda for the Meeting of the Membership is attached for your convenience.

Sincerely,

The Executive Board of Directors