

**PUEBLO AT SANTA FE CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**NOVEMBER 12, 2020 at 6:00 PM**

Community Clubhouse 5109 Jordan Frey St. Las Vegas NV, 89130  
Zoom Virtual Meeting for Members, Meeting ID ; **957 5862 5305**

Meeting Password **993893**

**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 at 6:15 PM it was established that a quorum of directors as listed above were present to conduct business. Zoom Virtual Meeting for Members, Meeting ID 957 5862 5305; Meeting Password 993893; Phone 1.669.900.9128:

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

No Owner comments at this time.

III. **APPROVAL OF MINUTES 09.15.2020**

A motion was made by Brenda Tierney to approve the Board of Directors meeting minutes of September 15, 2020, Larry Hastings seconded the motion. Motion carried unanimously.

IV. **TREASURER’S REPORT 09.30.2020**

Review & Acceptance of Financial Statements. Sheila Rhinehart made a motion to accept the financial statements of September 30, 2020 subject to year-end audit of the financial statements, Brenda Tierney seconded the motion. The motion carried unanimously

The Board was presented with the New Reserve Study Engagement from Better Reserve Studies \$1,750.00 after discussion a motion was made by Sheila Rhinehart to approve the New Full Reserve Study preparation, Brenda Tierney seconded the motion. A call for vote was unanimous.

The Board approved the engagement of the 2020 Audit of the Financials Statements and the filing of the 2020 Corporate Tax return by WH Cole CPA, \$1,750.00. A motion was made by Sheila Rhinehart to approve the Independent Audit of the Financials, Gil Jordan seconded the motion. Motion carried unanimously.

V. **REPORTS**

Wright Ventures has installed most of the new building signs the Painting company will need to come and perform touch up to areas that the previous building signs had been removed.

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#### V. REPORTS CONTINUED PAGE 2

Wright Ventures finished installing the new Street signs, two stop signs are on back order and will be installed in October.

The Board was given the 2021 Annual Meeting Calendar, after review of dates and discussion A motion was made by Brenda Tierney and seconded by Larry Hastings to approve the Annual Calendar Meeting dates. A call for vote was unanimous.

The Board reviewed Center-Cut tree proposal for planting of (3) three trees \$1681.64. A motion was made by Brenda Tierney and seconded by Larry Hastings to approve this enhancement expenditure. A call for vote was unanimous.

The Board approved the cost of Irrigation Valve replacement \$360.13. A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this expenditure. Motion Carried.

The Board approved the cost of the tree removal and trim back tree branches \$352.71. A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this expenditure. Motion Carried.

The Board reviewed and discussed the Center-Cut Rock Replenishment proposal \$17,000.00 A motion was made by Larry Hastings and seconded by Gil Jordan to approve this enhancement expenditure. A call for vote was unanimous.

The Board had discussion regarding the repainting the Clubhouse Railings to match the new color of the patio railings. A motion was made by Brenda Tierney to keep the Existing color of the railings because it currently matches the mail room and pool area fencing adding a distinction of those areas, Sheila Rhinehart seconded the motion. A call for vote was unanimous.

#### VI. UNFINISHED BUSINESS

Board reviewed and discussed the proposed amendments to Rules & Regulation for Parking Permit Clarifications as to how many permits shall be issued to individual units.

A motion was made by Brenda Tierney and seconded by Gil Jordan to approve amendments made with the limitation of parking permits to units as per the governing charter of the association. The motion carried.

#### VII. NEW BUSINESS

The Board reviewed the 2021 Collections Policy Resolution after discussion A motion was made by Gil Jordan and seconded by Larry Hastings to adopt the resolution Motion carried

The Board reviewed the 2021 Compliance & Enforcement Policy Resolution after discussion A motion was made by Gil Jordan and seconded by Larry Hastings to adopt the resolution Motion carried.

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VII. NEW BUSINESS CONTINUED ON PAGE 3

The Board reviewed the 2021 Investment Policy Resolution after discussion A motion was made by Gil Jordan and seconded by Larry Hastings to adopt the resolution Motion carried.

The Board was presented with the 2021 Management Agreement, after review and discussion a motion was made by Sheila Rhinehart to approve the contract with Performance CAM LLC, Larry Hastings seconded the motion. The motion carried.

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

Homeowners had 2021 Budget questions.

IX. ESTABLISH THE NEXT BOARD OF DIRECTORS MEETING

The next meeting of the Board of Directors meeting shall be January 19, 2021 according to the Annual Planning Calendar 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 6:59 PM Sheila Rhinehart seconded the motion. Motion carried.

DIRECTOR \_\_\_\_\_

Date: \_\_\_\_\_