

**PUEBLO AT SANTA FE CONDOMINIUM
ASSOCIATION**

**BOARD OF DIRECTORS
REGULAR MEETING MINUTES**

**September 25, 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**

Management Present:

**Babette Buiten
Performance CAM, LLC**

Noting that a quorum was present, Robert Rosenfeld called the meeting to order at 6:01PM.

BOARD PRESIDENT OPEN REMARKS AND COMMENTS

There were no open remarks at this time.

HOMEOWNER FORUM AGENDA ITEMS ONLY

There were five homeowners present.

One homeowner asked about the pool plastering repairs as it appeared that they were recently conducted. Larry Hastings explained that some repairs are needed. The most recent repairs were completed two years ago and that it is past the warranty.

SECRETARY REPORT - APPROVAL OF MINUTES

Brenda Tierney made a motion to approve the July 17, 2024, regular meeting minutes as presented. Suzanne Durett seconded the motion and the motion carried unanimously.

TREASURER REPORT – REVIEW OF FINANCIALS

The board filled their fiduciary duty by reviewing the financials of May - July 2024. Treasurer Suzanne Durett provided the membership with an overview of the treasurer’s report. Robert Rosenfeld made a motion to accept the financials as presented. Larry Hastings seconded the motion and the motion carried unanimously.

UNFINISHED BUSINESS

- A. Approval New Plant Material Courtyard – The board requested a breakdown of the cost.
- B. Clean Out SpringCaps Proposals – The board was informed that the valves were on backorder and were expected to be in on 9/27/2024.

NEW BUSINESS

- AB. Adopt Update Parking Enforcement Rules and Updated Rules and Regulations– Robert Rosenfeld made a motion to accept the drafted revised Rules and Regulations after the proposed changes have been closely reviewed via email. The decision will be made via email and ratified during the next board meeting. Larry Hastings seconded the motion

and the motion carried unanimously.

C. Open Bids Crack Seal and Slurry Seal Application – the board was presented with 4 sealed bids:

- Sunland Asphalt – \$29,545.00
- Holbrook Asphalt – \$51,343.27 with HA5 application or \$34,273.07 without HA 5 application
- Signature Striping Solutions – vendor informed that no seal application was needed at this time and only provided pricing for re-striping \$960.00 with recommended additional red curbing in specific areas for a additional \$5,400.00
- Affordable Striping and Sealing - \$25,511.27

The board will review the bids in detail and the decision will be postponed until the November 2024 board meeting.

D. Pool Deck Plaster Repairs – Heritage Pool and Plastering proposes to repair the areas in need of attention for \$3,500.00 and match the deck color as close as possible. The second option is to paint the entire deck in addition to the repairs for \$10,900.00, The board requested management to obtain two additional proposals for the November 2024 board meeting.

E. Adopt 2025 Budget – Larry Hastings made a motion to adopt the budget as presented that reflected no increase. The board will closely review the budget via email and make minor changes if needed. Robert Rosenfeld seconded the motion and the motion carried unanimously.

F. Adopt 2025 Collection Policy – Larry Hastings made a motion to accept the collection policy as presented. Brenda Tierney seconded the motion and the motion carried unanimously.

G. Review Call for Candidates Mailing – two positions are up for election; Brenda Tierney’s position and the position of Robert Rosenfeld. Larry Hastings made a motion to approve the mailing as presented. Robert Rosenfeld seconded the motion and the motion carried unanimously.

HOMEOWNER FORUM - OPEN

One homeowner asked if the picking up after your pet is enforceable. Brenda Tierney replied that it only is enforceable if the pet owner is caught not picking up.

Another owner informed the board of a dead tree at 5116 Jordan Frey by the wall along Rainbow Blvd. Management will follow up with the landscaper for a proposal.

NEXT SCHEDULED MEETING – The next meeting is scheduled for November 19, 2024, at 6PM at the Pueblo at Santa Fe Clubhouse.

ADJOURNMENT

Larry Hastings made a motion to adjourn the meeting at 7:02PM. Brenda Tierney seconded the motion and the motion carried unanimously.