

**PECOS PARK-SUNFLOWER HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD OF DIRECTORS  
REGULAR SESSION VIRTUAL MEETING MINUTES  
FEBRUARY 8, 2021**

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**BOARD MEMBERS PRESENT** President Larry Clark, Treasurer Brandy Carman, and Secretary Carl Darrett. **ABSENT** None. **OTHERS PRESENT** Community Managers Gerry Northfield and Jasmine Hayes with Performance CAM, the management company and Owner(s) checked in.

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

President Larry Clark called the virtual meeting to order at 6:05 pm conducted a roll call to confirm a quorum was established via GoToMeeting and asked all persons to identify themselves for the recording. For the safety and health of our homeowners, board members and management, this board meeting is being held virtually through a GoToMeeting application to alleviate concerns regarding physical Association meetings, while still meeting NRS requirements.

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

None.

**III. APPROVAL OF MINUTES**

A motion was made and seconded to approve the Regular meeting minutes of November 9, 2020, as submitted. Motion carried unanimously.

**IV. TREASURER REPORT**

A. Operating and Reserve accounts financial statements for November and December 2020, were reviewed. A motion was made and seconded to accept the statements, as submitted, in accordance with NRS 116.31083. Motion carried unanimously.

B. 2020 Audit & Tax Return – Pending.

**V. REPORTS**

A. ARC

1. Discuss / Act upon adoption of revised ARC guidelines (Postponed)

B. Landscape

1. None.

C. Management

1. The 2021 Annual Planning calendar was reviewed.

2. Discuss / Act upon adoption of revised R&R (Postponed)

3. The insurance renewal policy/Declaration page was reviewed

D. Parks

1. None.

E. Webpage

1. None.

**VI. UNFINISHED BUSINESS**

A. None.

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**VII. NEW BUSINESS**

A. Review current Reserve Study / Discuss / Act upon RFP – Management presented a draft RFP for Board approval to distribute. The Board directed its to be distributed.

B. Discuss plans to fill Board vacancy / Distribute Candidate form – Due to Secretary/Director Carl Darrett electing not to serve another term and no other Owner(s) submitting a Candidacy Disclosure form to serve, a Director position will become vacant at the upcoming Annual & Election meeting. The Board discussed the form management created and options of appointing. The Board directed management to distribute the form and monitor its results.

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

None.

**IX. NEXT REGULAR BOARD MEETING**

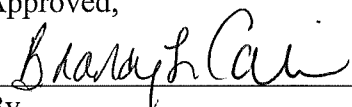
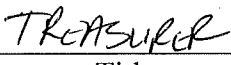
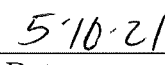
The Board set May 10, 2021 at 6:00 p.m., as the next regular meeting to be held virtually.

**X. ADJOURNMENT / AUDIO RECORDING CEASED**

The Board adjourned the virtual regular meeting at 6:42 p.m. and the recording was stopped.

Submitted by Recorder,  Gerry Northfield, CM

Approved,

    
By \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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