

PUEBLO AT SANTA FE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

JANUARY 19, 2021 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

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

The meeting was called to order 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 928 744 0753; Meeting Password 4CBhRt; Phone 1.669.900.9128:

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

Two Homeowners attended via zoom virtual meeting, topic of discussion was the rock refreshment project. The Board requested that loose trash be picked up by ACT Janitorial Services.

III. APPROVAL OF MINUTES 11.12.2020

A motion was made by Brenda Tierney to approve the Board of Directors meeting minutes of November 12, 2020 as presented; Larry Hastings seconded the motion. Motion carried unanimously.

IV. TREASURER’S REPORT 11.30.2020

Review & Acceptance of Financial Statements. Sheila Rhinehart made a motion to accept the financial statements of November 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 from Better Reserve Studies, after discussion a motion was made by Brenda Tierney to adopt the New Full Reserve Study, Gil Jordan seconded the motion. A call for vote was unanimous.

V. REPORTS

The installation of new building signs has been completed, by Wright Ventures. The Painting Contractor will need to perform touch up to areas which were exposed by the previous building signs. Some touch up will need to be done on a couple of unit doors as well, A site -walk will be scheduled with Unforgettable Coatings to determine the scope of work and a list will be provided of the units which need to be touched up.

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V. REPORTS CONTINUED PAGE 2

The Board reviewed Center-Cut proposal for the application of pre-emergent \$827.00 A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this expenditure and asked that the weed control be performed in the month of March. A call for vote was unanimous.

The Board approved the cost of repairs to Irrigation leaks on Squaw Mountain \$226.45 A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this expenditure. Motion Carried.

The Board was given an update of the Rock Replenishment in the community as of this meeting the project is still ongoing in some areas.

The Board was presented with an invoice from Center-Cut for valve replacements by 6809 Squaw Mountain and 6804 Indian Chief for \$814.99. A motion was made by Brenda Tierney and seconded by Larry Hastings to approve this expenditure. A call for vote was unanimous.

The Board was presented with an invoice from Center-Cut for leak repairs \$155.00. A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this expenditure. 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. The Board requested that this action item be removed from the agenda.

A motion was made by Brenda Tierney and seconded by Gil Jordan to remove this item from future agendas. The motion carried.

VII. NEW BUSINESS

The Board reviewed the proposal for the painting of the red curbs from Unforgettable coatings \$3,098.00 A motion was made by Brenda Tierney and seconded by Gil Jordan to approve this project. A call for vote was unanimous.

The Board discussed the notice sent to unit Owners outlining the plumbing leaks and repair protocols. The notice outlines what action needs to be taken by the Owners in case of water leaks in their units, and the preventative maintenance measures that the owners are responsible for with their plumbing fixtures. The Board requested that a legal opinion be solicited regarding the obligation of the association. A motion was made by Brenda Tierney and seconded by Gil Jordan to acquire a legal opinion regarding the plumbing leaks and repair protocols. A call for vote was unanimous.

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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 March 09, 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 6:37 PM Gil Jordan seconded the motion. Motion carried.

DIRECTOR  _____

Date: 3/9/2021