

UNAPPROVED
PELICAN STRAND ANNUAL MEMBERSHIP MEETING MINUTES
Meeting January 8, 2025

- I. ROLL CALL / QUORUM: Deb Knight, President; Luis Hernandez, Vice President; Ron Deaver, Treasurer; Denise Spencer, Secretary; Debbie Knott, Director at Large.
- II. PLEDGE OF ALLEGIANCE: Deb Knight
- III. PROOF OF DUE NOTICE OF MEETING: Road signs, email blast and website
- IV. QUORUM of MEMBERSHIP: Needed 85 - Received 89 proxy and signatures
- V. READING of UNAPPROVED MINUTES: January 10, 2024 Motion to approve minutes made by Luis Hernandez, 2nd by Denise Spencer. Unanimously approved.
- VI. REPORTS OF OFFICERS AND COMMITTEES:
- A. PRESIDENTS REPORT: Deb Knight
- 2025 Coupon books mailed, no change to \$\$, process or mailing address
 - Mulch ordered & Squawk reminder w/b sent out 1 wk prior to BV beginning work
 - Heartfelt thanks to the Board & Pelican Strand residents for past 6 years
- B. VANGUARD MANAGERS REPORT: - Kiara Lee, LCAM
- Contact info can be found @bottom of violation letter
 - If violation timeframe questionable, a 30 day extension MAY be offered
- C. TREASURER'S REPORT: Ron Deaver
- End of Year financials have been delayed
 - Mulch ordered for 143 homes (180 homes budgeted)
 - End of December 2025 Bright View & Vanguard contracts expire
 - Board w/review new contracts over the next several months. All new contracts must be in place before cancelling any current contact prior to Dec 2025
 - 2026 HOA assessments will most likely be increased
- D. COMMUNITY ASSOCIATION BOARD REPORT: - George Haskins
- No report due to Holiday
 - Master board reviewing alternative solutions to the Cochiti Lake fence problem E.
- COMMITTEE REPORTS:
1. ACC Adam Baird - 2024 140 apps, 43 roofs, 52 notice of completion outstanding & 16 are overdue. Please review online guidelines to determine what needs to be submitted
 2. LANDSCAPE Jennifer Nash - no report

3. **SOCIAL/COMMUNICATIONS** Judi Emrich - Nite @the Races Sunday 2/23 doors open 5pm. Tickets are \$20.00pp and go on sale Jan 30-Feb 8

VII. **NEW BUSINESS**: Intent to Run Submissions: George Haskins, Master Board Rep. unopposed, Bill Peterson and Brian Eldredge, Pelican Strand Board no election required

VIII. **ELECTION OR CONFIRMATION OF NEW BOARD**

IX. **ADJOURNMENT**: 7:10pm

ALL ITEMS SUBJECT TO CHANGE WITHOUT NOTICE

NEXT Board Meeting scheduled for April 16, 2025 6:00 PM, Community Center

**Board of Directors Meeting Agenda
January 8, 2025**

Immediately Following the Membership Meeting

- I. Established quorum for Organizational Meeting - Received 89 proxy and signatures
- II. Board Member appointments if needed.
 - Bill Peterson and Brian Eldredge submitted Intent to Run for 2 open positions
- III. Determine Positions
 - Luis Hernandez motioned Ron Deaver as President, Denise Spencer 2nd
 - Ron Deaver motioned Luis Hernandez continues as VP, Denise Spencer 2nd
 - Luis Hernandez motioned Brian Eldredge as Director at Large Ron Deaver 2nd
 - Ron Deaver motioned Denise Spencer continues as Secretary, Luis Hernandez 2nd
 - Luis Hernandez motioned Bill Petersen as Treasurer, Ron Deaver 2nd
- IV. Adjournment of Board Meeting - Ron Deaver adjourned meeting @7:21 and Luis Hernandez 2nd the motion
- V. New Board introduced to Pelican Strand residents meeting @7:24 & adjourned 7:30

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NEXT Board Meeting scheduled for April 9, 2025 6:00 PM, Community Center