

ISSUE #1

Section 1: [Article V, Section 5.6] Executive Board Closed Sessions and Member Speaking Limits

The Board of Directors may meet in closed executive session to discuss any legal, financial, contract, or compliance matter. At open meetings of the Board, unit owners may speak only at the conclusion of the meeting after all Board votes have been taken.

MARKUP #1 ->

Section 2: [Section 7.1] Inspection and Copying of Association Records

Requests to inspect or copy Association books and records shall be processed within thirty (30) business days, and the Association may charge a copying fee of \$1.00 per page plus a clerical labor fee of \$35.00 per hour for all record requests.

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Article V, Section 5.6 (p. 1): Convening closed executive sessions for general financial/contract matters and restricting owner comment until after Board votes are taken.

Statutory / Legal Reference: NRS 116.31083(5)-(6) & NRS 116.31085

Statutory Comparison: Under NRS 116.31085(3), the executive board may NOT meet in executive session to discuss or enter into vendor contracts or general financial matters (executive session is strictly limited to attorney consultation, litigation, personnel, and violation hearings). Furthermore, NRS 116.31083(6) requires that unit owners be given a dedicated period to speak on scheduled agenda items at the BEGINNING of the meeting before the board takes action on those items, as well as a second comment period at the end of the meeting.

CURRENT WORDING IN DOCUMENT:

[Article V, Section 5.6] Executive Board Closed Sessions and Member Speaking Limits - The Board of Directors may meet in closed executive session to discuss any legal, financial, contract, or compliance matter. At open meetings of the Board, unit owners may speak only at the conclusion of the meeting after all Board votes have been taken.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Article V, Section 5.6 ([Article V, Section 5.6] Executive Board Closed Sessions and Member Speaking Limits - The Board of Directors may meet in closed executive session to discuss any legal, financial, contract, or compliance matter. At open meetings of the Board, unit owners may speak only at the conclusion of the meeting after all Board votes have been taken.) to conform with NRS 116.31083(5)-(6) & NRS 116.31085 and the manual attorney audit recommendations for Sun City Summerlin Community Association, Inc..