

# Meadowood Manor Condominium Homeowners Association

## BOARD OF DIRECTORS MEETING AND AGENDA

DATE/TIME: April 16, 2024, at 5:30 PM

REVISED

**MEETING WILL BE HELD IN PERSON: Meadowood Manor clubhouse**

This agenda is made available to the Association's membership in accordance with NRS116.31083.

In accordance with NRS 116 each meeting of the Executive Board in Regular Session shall be audio recorded.

Changes to the agenda may be made up to twenty-four (24) hours in advance of the meeting.

### AGENDA

#### 1. Call to Order & Determination of Quorum

Any homeowner that plans to audio tape the meeting must state their intention to do so at this time.

2. Homeowners Comments (Limited to Items on the Agenda Only) This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.

#### 3. Minutes

- a) Approval of the Board Meeting Minutes - February 20, 2024 (Action Item)

#### 4. Review of Un-audited Financial Statements

- a) Review & accept through February 2024 Unaudited Financials (Action Item)  
b) Review Bank Statements

#### 5. Action Taken outside of a Board Meeting

(Action Items)

- a) Tree Removal/plumbing repair  
b) Other

#### 6. Old Business

(Action Items)

- a) Snow Removal Contract – ratify decision to use Barrera Landscaping  
b) Waste Management– overloaded dumpsters & illegal use – possible change in service  
c) 1533A water damage caused by water heater leak – litigation  
d) Update in bank signers

#### 7. New Business

(Action Items)

- a) 2024 Pool contract  
b) 2024 landscaping contract  
c) Concrete Project – (pool deck & grind & replace sidewalks as needed)  
d) Arborist Proposals – Tree removals, trimming, maintenance  
e) Roof Report – Mills Roofing  
f) Possibly part-time maintenance – Brooker Maintenance  
g) Web Page Design – Approval  
h) Deck Inspection

#### 8. Correspondence – Possible Action Items

## **9. Management Report – Possible Action Items**

- a) Executive Session Report
- b) Other

## **10. Next Board Meeting**

- a) Board Announcements & Comments
- b) Items to be placed on next agenda
- c) Tentative Next Meeting Date – May 14, 20024

## **11. Homeowner Comments (Any item can be discussed)**

This period is devoted to comments by members of the Association and discussion of those comments on any issue. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.

## **12. Adjournment to Executive Session**

(Action Item)

**NOTICE:** The agenda of the meeting of the executive board must comply with the provisions of NRS 116.31083. Unit Owners have the right to obtain: a copy of the audio recording of the meeting; the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter; speak to the association or executive board, unless the executive board is meeting in executive session. A draft version of the minutes will be available to homeowners within 30 days. An Executive Session meeting will be held immediately after the General Meeting to discuss delinquencies, CC&R Violations, Personnel, and any legal issues pursuant to NRS 116.