

Meadowood Manor Condominium Homeowners Association

BOARD OF DIRECTORS MEETING AND AGENDA

DATE/TIME: July 23, 2025, at 5:30 PM

MEETING WILL BE HELD IN PERSON:

Meadowood Manor clubhouse

1525 Delucchi Lane, Reno, NV 89502

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 the 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 – May 14, 2025 (Action Item)

4. Review of Un-audited Financial Statements

a) Review & accept through Unaudited Financials through March 2025 (Action Item)
b) Review Bank Statements

5. Action Taken outside of a Board Meeting

6. Old Business

(Action Items)

- a) Roof Project – Update
- b) Clubhouse Camera System Proposals
- c) Reserve Study Proposals
- d) Donovan Proposal – 1541H Deck Repair
- e) Donovan Proposal - 1549E Deck Repaint
- f) Donovan Proposal – 1541G Fence paint
- g) Donovan Proposal – 1535C paint ceiling

7. New Business

(Action Items)

- a) Asphalt Maintenance Proposal
- b) Pine tree dripping sap on walkway
- c) Fence Slats Proposal
- d) ADA Curb Replacement Proposal

8. Correspondence – Possible Action Items

- a) 1547C – screeching sound

9. Management Report

- a) Executive Session Report
- b) Litigation Update – None.
- c) Other

10. Next Board Meeting

- a) Board Announcements & Comments
- b) Items to be placed on next agenda
- c) Tentative Next Meeting Date – September 24, 2025

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. **Please visit our website at <https://meadowoodnv.com/>.**