

THE VILLAS AT SOUTH POINTE HOMEOWNERS ASSOCIATION
Regular Session & Executive Session

Date: September 23, 2016
Time: 8:00 a.m.
Location: CDM Conference Room
3650 South Pointe Circle, Suite 117
Laughlin, NV. 89029

Regular Session Agenda

1. Establish a Quorum/Call to Order
2. Homeowner Forum – Agenda Items Only
3. Motion Needed to Approve the May 6, 2016 meeting minutes – action required
4. Reports
 - a. Treasurer's Report – 90 day Financial Requirement - action item
5. Unfinished Business
 - a. Reserve study update – status only
6. New Business – Action Items
 - a. Board adoption of the 2017 proposed operating and reserve budget –discussion/board adoption
 - b. Accept proposal from CPA Charles Coplan Jr. to perform 2016 yearend audit – discussion/acceptance of proposal
 - c. Ratify action to consult with horticulturist John Smith to evaluate property curb appeal, pruning of trees etc. – discussion/move to ratify action
7. Confirm Next Meeting – Schedule Meeting for November 4, 2016
8. Homeowner Forum
9. Adjournment – Action Required

Executive Session Agenda

1. Establish a Quorum/Call to Order
2. Approve Executive Minutes – May 6, 2016 Executive Session
3. Review Delinquencies – Discussion/Action Item
4. Adjournment

The Board may adjourn to Executive Session to take action on confidential matters per NRS 116.31085. An Executive Board may meet in Executive Session only to: Consult with an attorney on matters relating or pending litigation, discuss the character, alleged misconduct, professional competence or physical or mental health of a community manager or employee of the Association, discuss violations of the governing documents. In accordance with NRS Chapter 116.3108: A unit's owner has the right to have a copy of the minutes or a summary of the minutes provided to the unit's owner upon request and upon payment to the Association of the cost of providing the copy to the unit's owner. A unit's owner has a right to speak to the association or Executive Board unless the Executive Board is meeting in Executive Session