

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

Date: August 4, 2017  
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 5, 2017 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. Accept proposal from CPA Charles G Coplan to perform 2017 audit – discussion/accept proposal
  - b. Board adoption of the 2018 operating and reserve budget – discussion/action item
7. Confirm Next Meeting – Schedule Meeting for November 3, 2017 at 8:00 a.m.
8. Homeowner Forum
9. Adjournment – Action Required

**Executive Session Agenda**

1. Establish a Quorum/Call to Order
2. Approve Executive Minutes – May 5, 2017 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