

XYZ COMMUNITY ASSOCIATION

AGENDA - BOARD OF DIRECTORS MEETING

Date: **November 20, 2009**

Time: 9:00 a.m. - Regular Board Meeting

Place: Clarion Hotel, 325 E Flamingo, Las Vegas, NV

"MAINTAIN, PROTECT & ENHANCE THE VALUE OF THE ASSETS!"

(Please be aware that action may be taken on any item listed on this agenda.)

ITEM I. CALL TO ORDER/ROLL CALL 9:00 a.m.

ITEM II. HOMEOWNER/GUEST CONCERNS 9:05 a.m.

(The Board can take no action on any item presented by Owners that is not on the agenda unless it is an emergency as defined in NRS 116 – Owner comments must be on items on the agenda for this portion of the owner comments – Open forum at the end of the meeting is open for any general comments owners wish to make).

ITEM III. IMMEDIATE ACTION ITEMS 9:35 a.m.

A. Board Approval of Minutes from October 6, 2009, Board of Director's Meeting - Motion Needed

B. Financial Statements

1. 100 day financial review requirement – See attached sample motions (Motion needed to meet every 100 day requirement of review of below.)

a. Budget & Reserves

b. Reconciliation

2. 2010 Annual Budget – Board approval

3. Establish Ratification Member's Meeting Date - Minimum 44 days from mailing date of the Board approved Budget. – December 22, 2009? Motion Needed

C. Committees

1. Landscape Committee – Committee Report

2. Discussion and possible approval of Landscape Contract 2009 (Motion Needed)

3. Establish Community Relations Committee (Motion Needed)

D. Open any bids received for service any providers

ITEM IV. OTHER BUSINESS 10:00a.m.

A. Annual Meeting & Election – Decision on Date (Proposed for December 22, 2009)

B. Location & Time

C. Social Events? Budgeting for Events

D. Directors – 75% of Units Sold – Establish Transition Committee - Motions Needed

1. 30 days Nomination forms

2. 15 days Ballots to be returned

ITEM V. OWNER /GUEST CONCERNS AND/OR COMMENTS 10:15 a.m.

ITEM VI. ADJOURNMENT TO EXECUTIVE SESSION 10:45a.m.

A. Discussion of Delinquent Owners

B. Discussion of owner in violation of the governing documents

C. Personnel Issues

D. Meeting with Attorney – Litigation

A copy of the minutes is available by contacting Ms. Professional at (792) 360-6060 x 555

(There may be a cost involved)

Owners have the right and opportunity to address the Board at the first part of each meeting regarding matters on the agenda and can address association concerns not on the agenda at the end of the meeting during the second Owner Forum . Please do not address developer warranty issues to Members of the Board at these meetings as this is a meeting of the XYZ Community Association, not those issues that may involve the developer.