

WHEATHERSTONE HOMEOWNERS' ASSOCIATION

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BOARD OF DIRECTORS MEETING NOTICE & AGENDA

Location: Wheatherstone Association Clubhouse
3483 Nightflower Ln.
Las Vegas, NV 89121
Date: Wednesday, January 11, 2023
Time: 5:00 PM –OPEN TO ALL MEMBERS

- 1) Call to Order
- 2) Required Executive Session Disclosure Statement: The Board of Directors met on November 7, 2022 in an Executive Session for the purpose of conducting any needed Compliance Hearings, discussion of the current Compliance Report and the current Delinquency Report. In all regards, the requirements set forth in NRS 116, the Governing Documents, and the Association's Collection Policy were adhered to consistently and accurately.
- 3) Homeowner Comments and Questions - **Agenda Items Only (3 minutes per Member)**
- 4) Minutes: Approval of the November 7, 2022 Board Meeting Minutes
- 5) Financial Report(s): Approval of the November 2022 Financial Reports
- 6) Old Business
 - A. Rules and Regulations Revision— *Motion/Second/Discussion/Vote*
 - B. Pool Access/Keypad Installation - *Motion/Second/Discussion/Vote*
 - C. Security Cameras - *Motion/Second/Discussion/Vote*
 - D. Tree Service Contract: - *Motion/Second/Discussion/Vote*
 - E. Lighting Contract Proposals - *Motion/Second/Discussion/Vote*
 - F. Website Update — *Discussion Only*
 - G. Roofing Gutter Repairs- *Motion/Second/Discussion/Vote*
 - H. Property Maintenance- *Motion/Second/Discussion/Vote*
 - I. Pool Furniture- *Motion/Second/Discussion/Vote*
 - J. Board Discussion — *Discussion Only*
- 7) New Business:
 - A. Janitorial/Maintenance Proposals - *Motion/Second/Discussion/Vote*
 - B. HVAC System - *Motion/Second/Discussion/Vote*
 - C. 2023 Annual Meeting Calendar- *Motion/Second/Discussion/Vote*
 - D. Board Discussion — *Discussion Only*
- 8) Homeowner Comments and Questions
- 9) Adjournment: Executive Session to Follow Immediately

Executive Session Agenda:

- 1) Minutes
- 2) Compliance Report and Scheduled Hearings
- 3) Delinquency Report
- 4) Legal Matters
- 5) Correspondence

It is your right as an Owner in the Association to:

1. Attend your Board of Directors Meetings.
2. To have a copy of approved meeting minutes, upon request for a fee, or if sent via email, free of charge.
3. To have a copy of the audio recording of the meeting upon request.
4. To speak to the Association or Executive Board, unless the Executive Board is meeting in Executive Session.

Minutes of the meeting may be purchased for \$2.00 to cover postage and handling. If you would like a copy send your request to Taylor Association Management, 259 N. Pecos Rd., Suite 100, Henderson, NV 89074. If you wish to have the minutes emailed to you at no charge, please contact wheatherstone@tamhoa.com

All items on the Agenda are designated as action items unless otherwise noted.