

# TALAVERDE HOMEOWNERS ASSOCIATION

C/O Professional Homeowners Association Managers, LLC.

3057 E. Warm Springs Bldg 3 Suite 100

Las Vegas, NV 89120

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## BOARD OF DIRECTORS MEETING

October 29, 2009 @ 5:30 PM

The Willows Center

2775 Desert Marigold Lane

### BOARD OF DIRECTORS AGENDA

#### I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

#### II. HOMEOWNERS FORUM-Agenda Items Only

Owners are limited to 3 minutes to speak. Owners must conduct themselves in a professional and orderly manner. Anyone addressing the Board, Management or other Owners in a less than professional and responsible manner will be ruled out of order and asked to leave the meeting. Only issues that are of Association business will be entertained. Only comments pertaining to the items on the agenda are permitted at this portion of the open forum.

#### III. APPROVAL OF MINUTES

#### IV. ACCEPTANCE OF FINANCIALS

Reserve Study

Budget Approval- discussion/vote

#### V. NEW BUSINESS

- Holiday Lighting & Electric Co. proposal review /vote
- Rules and Regulation parking section edit/vote

#### VI. HOMEOWNERS FORUM-Any Association Matters

Owners are limited to 3 minutes to speak. Any concerns pertaining to the association are permitted at this time.

#### VII. SET NEXT MEETING DATE AND TIME

#### VIII. ADJOURNMENT

IX.

### EXECUTIVE SESSION AGENDA

(This portion of the meeting is closed to homeowners.

It is scheduled to follow the Board of Directors Meeting)

#### I. CALL TO ORDER

#### II. HOMEOWNER HEARINGS

#### III. DELINQUENCY REVIEW

#### IV. ADJOURNMENT

Note: All items (including executive session) are action items unless indicated by an asterisk(\*). In accordance with NRS 116.31083 the actions that may be taken include: Approval, amendment, rejection, or the tabling of all items.

This agenda has been published and distributed to the Homeowners Association in accordance with Nevada Statute 116.3108. This includes an open forum in which members may speak on an Association topic of their choice. A copy of the minutes are available at our management company, Professional HOA Mangers 702-222-2391 (a cost may be involved).