



Eldorado

Neighborhood Second HOA

Emergency Meeting Policy

Introduction

The past practice to address HOA Emergencies, i.e. those unplanned events that threaten the legal, health and safety of the HOA, consisted of a Board vote by email with majority vote for enactment with no formal vote at the next scheduled Board meeting.

The Ombudsman's Office advised the HOA Board that this practice is not acceptable. No actionable item can be done through emails. If notice of meeting is impracticable to Unit Owners, the notice must be posted in a prominent place or places in common element like the Associations web site.

Association Bylaw Article 7, Section 7.13 states otherwise restricted by the Bylaws, Directors may participate in a meeting of the Board by means of a conference telephone network or a similar communications method by which all persons participating in the meeting can hear each other. Participants in a meeting pursuant to this Section 7.13 constitutes presence in person at such meetings. Each person participating in this meeting shall sign the minutes thereof.

NRS 116.31083 Meetings of executive board; frequency of meetings; In an emergency, the secretary or other officer specified in the bylaws of the association shall, if practicable, cause notice of the meeting to be sent prepaid by United States mail to the mailing address of each unit within the common-interest community. If delivery of the notice in this manner is impracticable, the notice must be hand-delivered to each unit within the common-interest community or **posted in a prominent place or places within the common elements of the association"**.

Policy

Community Association Manager (CAM) upon receipt of an action request that the CAM deems to be one of an Emergency nature, shall contact the President with the request to: a) Review the request and underlying data, b) Identify additional data needed, c) Discuss potential solutions and d) Classify the request as a true emergency situation.

Emergency Meeting Process

CAM sends out a text message on date, time and call-in number for the Board Members to use to reach agreement on the appropriate course of action to alleviate the emergency topic.

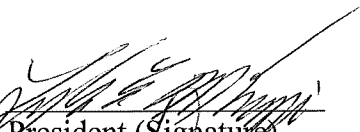
CAM selects day and time for meeting that a quorum can support.

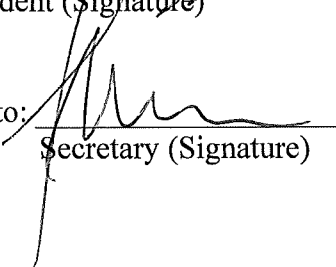
CAM emails to all Board Members the complete request, decision to be made and a description of decision needed plus all the backup information. Email to include the date, time and call-in number for the meeting.

Meeting Notice posted on HOA's web site telling Unit Owners that the Board is having a Regular Board meeting or an Executive Session.

At the next Board meeting, the Emergency Unplanned Event, if approved on the call, will be ratified by Board Members on the call.

If any provision of the Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect. This resolution of the Board of Directors has been duly adopted at the November 10, 2022, Executive Board of Directors meeting.

By:  11/10/2022
President (Signature) Date

Attested to:  11/10/22
Secretary (Signature) Date