VALLEY VISTA

BOARD OF DIRECTORS & BUDGET RATIFICATION MEETING

November 18, 2026, at 6:00pm

Held in person or via Zoom:

https://zoom.us/j/8428760397?pwd=bE9VcHlkbk0zK3h5L2srN0F1QmJRUT09&omn=97152354279

Meeting ID: 842 876 0397 | Passcode: 929305

Dial in +1 669 444 9171

AGENDA

***This agenda is subject to change. A final agenda may be obtained 3 days prior to the meeting by contacting management. ***

Please note that all attendees via Zoom must have their name displayed to participate.

Regular Session - Open to Homeowners **6:00 PM**

1. **Establishment of Quorum/Call to Order**
   Introduction of Board of Directors and Management

2. **Homeowners Forum - Agenda Items Only**
   In accordance with NRS116.31083 this portion of the meeting is devoted to deeded owners' comments and discussion of those items listed on the agenda only. Each homeowner will be allowed three (3) minutes for comments/questions. This session will be limited to a total of 30 minutes.

From this point on, per NRS 116, no additional discussion with Homeowners is permitted until the final Homeowner Open Forum.

3. **2027 Budget Presentation and Membership Ratification**
   - 2027 Operating
   - 2027 Reserves

4. **Summary of Executive Session**

5. **Review/Approval Meeting Minutes** ***Action Taken/Motion/Review/Approve**
   A. Board of Director Meeting Minutes from October 14, 2026

6. **Management Report**
   A. Review/Discussion of Current Action List

7. **Committee Reports** ***Action Taken/Motion/Review/Accept**
   A. Review/Discussion Social Committee Report

8. **Review of Legal Issues *Action Taken/Motion/Review/Approve**

9. **Financial Report** ***Action Taken/Motion/Review/Acceptance**
   A. Acceptance of Financial Statements for September and October 2026

10. **Unanimous Consent Agenda** ***Action Taken/Motion/Review/Acknowledge**
    A. Sponsor Event at Valley Vista Park

11. **Unfinished Business** ***Action Taken/Motion/Review/Approve**
    A. Review/Discuss/Motion: Towing Policy
    B. Review/Discuss/Motion: Park internet services
    C. Review/Discussion/Motion: Seasonal decorations
    D. Review/Discussion/Motion: Reserve painting projects
    E. Review/Discussion/Motion: Approval of Social Committee Member

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12. New Business ***Action Taken/Motion/Review/Discuss/Approve**

A. Review/Discuss/Motion: Tree and Landscape Damage Claim Policy
B. Review/Discuss/Motion: Sponsor Park-Use & Event Access Policy
C. Review/Discuss/Motion: 2027 Community Calendar
D. Review/Discuss/Motion: Electronic Voting for 2027 Board of Directors Election
E. Review/Discuss/Motion: Tree stake replacement on Aliante Parkway (*Gothic Landscape $4,850*)
F. Review/Discuss/Motion: Juno Pointe Board request for Private Property signage on Master Association gates
G. Review/Discussion/Motion: Request for Appointment to Vacant Board Seat under Bylaws Section 5.3

13. Homeowners Forum- Community Topics

- *Each homeowner will be allowed three (3) minutes for comments/questions.*

14. Schedule Next Meeting – Annual Election February 3, 2027; Board of Directors Meeting February 10, 2027

15. Adjournment of Board Meeting

In accordance with NRS116.31083, each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter. A period at the beginning and the end of each meeting is devoted to comments by unit owners and discussion of those comments.