

## BOARD OF DIRECTOR'S RESOLUTION

### PERTAINING TO THE BOARD OF DIRECTOR'S AND MEMBERS' MEETING MINUTES

#### AUTHORITY AND PURPOSE FOR THE RESOLUTION:

**WHEREAS**, the \_\_\_\_\_ is a Nevada Corporation duly organized and existing under the laws of the State of Nevada; and CC&R Article \_\_, Section \_\_\_\_, gives the Board rule making authority; and

**WHEREAS**, NRS 116 has specific provisions regarding a members rights to speak to the association or executive board, unless the board is meeting in executive session; and

**WHEREAS**, the minutes of each meeting must include the substance of all matters proposed, discussed or decided at the meeting; and

**WHEREAS**, the executive board may establish reasonable limitations on materials, remarks or other information to be included in the minutes of a meeting of the units' owners; and

**WHEREAS**, the association shall maintain the minutes of each meeting of the units' owners until the common-interest community is terminated; and

**WHEREAS**, the board wishes to establish reasonable limitations to minimize the associations liability from any obscene, seditious or group libel, which may be requested to be included in the minutes; and

**WHEREAS**, the number of pages that can be attached to the minutes for inclusion in the permanent storage needs to be considered; and

**WHEREAS**, the Secretary is ultimately responsible for the records of the association.

#### **NOW THEREFORE, BE IT RESOLVED:**

The Board will only include under the member comments section the *substance* as addressed by each owner, if requested, not a word for word transcript. Unless the matter discussed and any action requested in the comments is an emergency as defined in NRS 116 or already included on the agenda, the Board will not take any action, but will consider taking action at a future meeting if in the best interest of the corporation as a whole and the Board determines that the request requires action.

If an owner wishes to have the substance of their verbal comments put into the minutes Nevada law does not provide for written comments to be attached as well. One or the other will be accommodated, but not both. This Board, however, has determined that the below identified written communication may be attached to the minutes if it meets content and length restrictions below.

If an owner requests that an item be placed on the next meeting's agenda and is found to be a violation of NRS 116, the subject will be placed on the agenda of the next regularly scheduled meeting of the Board.

A one page (front and back) written document may be submitted *at the speakers request* to be attached to the minutes unless the document includes libelous, obscene, seditious or group libelous content. Obscene is defined as offensive under contemporary community standards or by the average person applying contemporary community standards.

A copy of the audio portion of the meeting can be received by contacting management within 14 days of the meeting, but they will be made available in accordance with current Nevada law, within 30 days of the meeting.

A majority of the full Board of Directors will determine what is defined as offensive in this community as determined by the average person.

This resolution is adopted in resolution format at the \_\_\_\_\_2009, Board of Directors Meeting.

BY: \_\_\_\_\_  
President

ATTESTED: \_\_\_\_\_  
Secretary