

COMMUNICATION

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Email

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Email Community "Blast" List

Send an email to OMBCLASSES@red.nv.gov and state you would like to be added or removed. Provide your first and last name and email address.

1. Video Tutorials
Elections, What is a Reserve Study
2. Training Power points (2014-2015)
HOA Review, Roberts Rules, Governing Documents
Social Media/Twitter, Record/Recordkeeping, Elections, New Board Member, Reserve Study,
Unit Owner & Community Manager Relationship, Alternative Dispute Resolution, Violations,
Executive Board Responsibilities, Declarant Transition
3. Fast Reference NRS statues
NRS 116.045 "Executive board" defined
NAC 116.405 Executive board: Determination by Commission of whether members have performed their duties.
NRS 116.12065 Notice of changes to governing documents
NRS 116.2117 Amendment of declaration

Powers of the Board:

NRS 116.3102 Powers of unit-owners' association; limitations.

NRS 116.3103 Power of executive board to act on behalf of association; members and officers are fiduciaries; duty of care; application of business-judgment rule and conflict of interest rules; limitations on power

NRS 116.310305 Power of executive board to impose construction penalties for failure of unit's owner to adhere to certain schedules relating to design, construction, occupancy or use of unit or improvement.

NRS 116.31031 Power of executive board to impose fines and other sanctions for violations of governing documents; limitations; procedural requirements; continuing violations; collection of past due fines; statement of balance owed

NRS 116.310312 Power of executive board to enter grounds of unit to conduct certain maintenance or remove or abate public nuisance; notice of security interest and hearing required; imposition of fines and costs; lien against unit; limitation on liability.

Collections:

NRS 116.310313 Collection of past due obligation; charge of reasonable fee to collect.

NRS 116.3116 Liens against units for assessments

NRS 116.311635 Foreclosure of liens: Providing notice of time and place of sale; service of notice of sale; contents of notice of sale; proof of service.

Elections:

NRS 116.31034 Election of members of executive board and officers of association; term of office of member of executive board

NRS 116.31036 Removal of member of executive board.

NRS 116.31037 Indemnification and defense of member of executive board

Bylaws and Rules:

NRS 116.3106 Bylaws.

NRS 116.31065 Rules.

Meetings:

NRS 116.3108 Meetings of units' owners of association; frequency of meetings

NRS 116.31083 Meetings of executive board; frequency of meetings; periodic review of certain financial and legal matters at meetings

NRS 116.31084 Voting by member of executive board; disclosures; abstention from voting on certain matters

NRS 116.31085 Right of units' owners to speak at certain meetings; limitations on right; limitations on power of executive board to meet in executive session

NRS 116.31087 Right of units' owners to have certain complaints placed on agenda of meeting of executive board.

NRS 116.3109 Quorum

Financial:

NRS 116.31153 Signatures required for withdrawals of certain association funds; exceptions.

NRS 116.3114 Surplus funds

NRS 116.31144 Audit and review of financial statements.

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget.

Reserve Study:

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study;

Records:

NRS 116.31175 Maintenance and availability of books, records and other papers of association: General requirements

Harassment:

NRS 116.31183 Retaliatory action prohibited; separate action by unit's owner.

NRS 116.31184 Threats, harassment and other conduct prohibited; penalty.

Renting:

NRS 116.335 Association prohibited from requiring unit's owner to obtain approval to rent or lease unit; exceptions.

Community Manager:

NRS 116A.620 Management agreement: Contents; requirements; community manager to provide executive board with evidence of insurance; community manager to provide executive board with copy; changes; termination or assignment.

NRS 116.31189 Bribery of community manager or member of executive board; penalties; exceptions.

NRS 116A.630 Standards of practice for community managers

NRS 116A.640 Community manager prohibited from engaging in certain acts; exceptions