

Date: 11/14/24  
**Woodland Village**  
**2024 ANNUAL/ELECTION MEETING**  
**DECEMBER 3<sup>RD</sup>, 2024 AT 5:30PM**

**LOCATION: Associa Sierra North - 10509 Professional Circle, Reno NV 89521**

**VIA ZOOM – [HTTPS://US06WEB.ZOOM.US/J/83941620385?pwd=PTPg5W7HcYVcJW19TbB6ME63IfCD2D.1](https://us06web.zoom.us/j/83941620385?pwd=PTPg5W7HcYVcJW19TbB6ME63IfCD2D.1)**

**DIAL-IN AT +1 253 205 0468, MEETING ID: 839 4162 0385, PASSCODE: 405082**

**NOTICE & AGENDA**

Dear Valued Woodland Village Homeowner:

The purpose of this notice/agenda is to inform you of the date and action items of the upcoming annual election for Woodland Village.

A unit's owner may record on audiotape or any other means of sound reproduction a meeting of the units' owners if the unit's owner, before recording the meeting, provides notice of his or her intent to record the meeting to the other units' owners who attend the meeting. The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. A copy of the meeting minutes will be posted on TownSq and are provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

**BALLOT FOR ELECTION...PLEASE COMPLETE AND RETURN - Included in this mailing is a secret ballot for the election of Directors. Information on each candidate is also included. PLEASE SEND IN YOUR VOTE per the ballot instructions.**

1. **Call to Order, Introductions:** A quorum is no longer needed to hold an Election of Directors
2. **Homeowner Forum:** Owners have the right to speak. This period is devoted to comments from owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board has the authority to limit the time for individual comments.
3. **Minutes:** November 28<sup>th</sup>, 2023 Annual Meeting Minutes – Review & Approve  
Per NRS 116.3108 (10) The units' owners may approve, at the annual meeting of the units' owners, the minutes of the prior annual meeting of the units' owners and the minutes of any prior special meetings of the units' owners. A quorum is not required to be present when the units' owners approve the minutes.
4. **Election – Opening of Ballots:** As of the submittal deadline for nominations to the board, three candidates have submitted their nomination forms. All candidate forms are enclosed. Being that there are two open positions and three candidates, the association has distributed ballots in accordance with NRS 116.31034.
5. **Adjournment – Organizational Meeting to follow**

**Enclosed:**

- 2023 Annual Meeting Minutes
- Candidate Nomination Forms
- Secret Ballot Form & Envelope

In accordance with NRS 116.31034(19) this will serve as notice to each owner that each member of the executive board will certify in writing that the member has read and understands the governing documents of the association and the provisions of this chapter to the best of their ability. In accordance with NAC 116.480, this will serve as notice that no member of the executive board has received any gift, incentives, gratuity, reward or other item of value in any calendar year which exceeds the sum of \$100.00.

Should you have any questions about the information in this mailing or about the Association, please contact the association at [atupper@associasn.com](mailto:atupper@associasn.com) or on TownSq at [www.townsq.io](http://www.townsq.io).