

DISCLAIMER: These DVDs were produced in 2008, prior to the Legislative Session which ended in June 2009. There have been changes to the law which override some of the information in "HOA Board Duties." A COMPREHENSIVE LIST OF ALL CHANGES FROM THE 2009 LEGISLATIVE SESSION IS ON THE NEVADA REAL ESTATE DIVISION'S WEBSITE SHORTLY, which is www.red.state.nv.us.

- 1) The narrator states that unit owners have the right to speak at the beginning of HOA meetings. The new law provides that there are now 2 time periods for owners' comments: At the beginning, where they speak about agenda items, and at the end which will be an open comment period. (Sec. 17-19 SB 182).
- 2) The narrator states that executive board meetings must be held every 90 days. The new law states that meetings be quarterly, but that they can be up to 100 days apart (as long as there are still meetings approximately every 3 months). (Sec. 19 SB 183).
- 3) The narrator talks about reserve studies and you see a copy of NRS 116.31152. The new law makes it clear that board may impose reserve assessments without seeking or obtaining approval of unit owners, but that these assessments must be based on information in the reserve study (Sec. 21 SB 182).
- 4) The narrator describes the fine process and you see a copy of NRS 116.31031. The new law provides that where an owner has a tenant or invitee who is fined, the owner must get notice of the fine to allow the owner to try to get the tenant or invitee to comply. (Sec. 12 in both SB 182 and SB 183). In addition, interest can no longer be added to fines (Sec. 4.5 AB 350).