

**SUMMERLIN NORTH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Summerlin North Management Office, 2120 Snow Trail, Las Vegas, NV 89134
Wednesday, October 22, 2025, 5:05 P.M.**

*The Board of Directors will hold an Executive Session immediately **before** the open meeting to discuss and take action on legal, compliance and collection issues.*

AGENDA

NOTICE IS HEREBY GIVEN THAT ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA

- I. CALL TO ORDER / QUORUM / ACKNOWLEDGEMENT OF NRS.116.31083
AUDIO RECORDING OF BOARD MEETING**
- II. HOMEOWNER COMMENTS ON AGENDA ITEMS**
- III. CONSENT AGENDA** (All items under the Consent Agenda will be approved by one vote. There will be no discussion of the items unless a director requests specific items be removed from the Consent Agenda for separate action).

Resolved to accept Exhibit III.A. through III.E:
 - A. Minutes – September 24, 2025
 - B. Bank Reconciliation and AR Reports – September 2025
 - C. Investment Report and Bank Statements – September 2025
 - D. Appreciated Asset Reports – September 2025
 - E. Builder Closing Update – September 2025
 - F. Compliance and ARC Reports
- IV. COMMITTEE REPORT – *Next Council meeting will be held in December***
- V. MANAGEMENT REPORT**
 - A. Management Report
 - B. Required Recommendation Letter to Board of Directors
 - C. Annual Meeting Voting Summary
 - D. LandCare Report
- VI. UNFINISHED BUSINESS**
 - A. None
- VII. NEW BUSINESS**
 - A. Financials: September 2025
 - B. 2025 Billing and Collection Policy Review/Approval
 - C. 2025 Penalty Policy and Procedure Guide Review/Approval
 - D. 2025 Audit Engagement Letter Approval
 - E. 2026 Meeting Calendar
 - F. Association Credit Card Review/Approval

(Pages 149-150)
- VIII. HOMEOWNER COMMENTS** (No action may be taken on any matter raised under this item of the agenda)
- IX. DATE/TIME OF NEXT MEETING** – November 19, 2025, at 5:00 p.m. – Summerlin North Management Office
- X. ADJOURNMENT**

**SUMMERLIN NORTH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

Summerlin North Management Office, 2120 Snow Trail, Las Vegas, NV 89134
Wednesday, October 22, 2025, 5:00 P.M.

The regular Board of Directors meeting shall immediately follow this meeting.

AGENDA

- I. CALL TO ORDER / QUORUM / ACKNOWLEDGEMENT OF NRS.116.31083
AUDIO RECORDING OF BOARD MEETING
- II. HOMEOWNER COMMENTS ON AGENDA ITEMS
- III. Recognize Owner-Elected Members – Jody Osburn, Cindy Parker, Benjamin Pratt, James Strasser
- IV. Nomination and Election of Officers: President, Vice President, Secretary, Treasurer
- V. Appointment of Summerlin North Representatives to the Summerlin Council Board of Directors
- VI. Declaration of Certification Common-Interest Community Executive Board Member
- VII. Acknowledgement of Board of Directors Ethics Policy
- VIII. HOMEOWNER COMMENTS
- IX. ADJOURNMENT