

**SUMMERLIN WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2025
3:00 P.M.
11312 Parkside Way**

The Board of Directors holds an Executive Session immediately preceding 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

II. ORGANIZATION

- A. Annual Election Results
- B. Election of Officers
- C. Summerlin Council Appointees
- D. Declaration of Certification

III. HOMEOWNER COMMENTS AGENDA ITEMS ONLY

IV. 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 a specific item be removed from the Consent Agenda for separate action).

Resolved to accept Exhibit IV.A through IV.D:

- A. Minutes - August 12, 2025
- B. Bank Reconciliations July, August, September 2025
- C. Builder Closing Update
- D. Compliance Reports - August, September, October 2025

V. COMMITTEE REPORT

- A. Summerlin Council
- B. Covenant Compliance Committee Appointment

VI. MANAGEMENT REPORT

- A. Management Report
- B. NRS 116A.630 Management Letter to the Board
- C. Landscape Report - July, August, September 2025

VII. NEW BUSINESS

- A. Financial Reports - July, August, September 2025
- B. Par-3, Landscape Agreement and Proposal
- C. Hilburn & Lein, CPA's Agreement
- D. 2025 Year End Audit and Tax Preparation - Proposal from Hilburn & Lein, CPA's
- E. Builder Parcels Billing and Collection Policy
- F. Ratify Distributed Generation Systems Guidelines
- G. Design Review Standards and Guidelines
- H. 2026 Management Agreement

VIII. HOMEOWNER COMMENTS

IX. DATE AND TIME OF NEXT MEETING – January 13, 2026, at 5:30 p.m.

X. ADJOURNMENT