



Park Towers
Condominium Association
NOTICE OF ANNUAL MEMBERSHIP MEETING
AND BUDGET RATIFICATION MEETING
Tuesday, November, 17 2009 – 6:00 P.M.
Lobby of Park Tower
280 Island Avenue
Reno, NV 89502

- A. **CALL TO ORDER** **ACTION ITEM**
- B. **APPOINTMENT OF MEMBERS TO OPEN/COUNT SECRET BALLOT** **ACTION ITEM**
- C. **MEMBERSHIP OPEN DISCUSSION**
 This is the portion of the meeting that is dedicated to membership input for items on the **AGENDA ONLY**. No action can be taken on any items brought at this time, however if the Board determines new items should be placed on the agenda, they may do so. If you would like to speak, this is the member's opportunity to do so. Each person will be allowed a maximum of three minutes.
- D. **INTRODUCTION OF BOARD AND MANAGEMENT**
- E. **CALL FOR QUORUM** **ACTION ITEM**
- F. **APPROVAL OF NOVEMBER 18, 2008 ANNUAL MEETING MINUTES** **ACTION ITEM**
- G. **PRESIDENT'S REPORT / FINANCIAL REPORT / MANAGEMENT REPORT**
- H. **2010 BUDGET RATIFICATION** **MEMBERSHIP VOTE**
 NRS 116.31152 "...Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the unit's owners ratify a subsequent budget proposed by the executive board."
- I. **MEMBERSHIP OPEN DISCUSSION**
 This is the portion of the meeting that is dedicated to membership input for items **RELATING TO THE COMMUNITY OR ANY NEW ISSUES**. No action can be taken on any items brought at this time, however if the Board determines new items should be placed on the agenda, they may do so. If you would like to speak, this is the member's opportunity to do so. Each person will be allowed a maximum of three minutes.
- J. **SECRET BALLOT RESULTS – SECRET BALLOT COUNT ONLY** **ACTION ITEM**
- K. **ADJOURNMENT** **ACTION ITEM**

A homeowner is entitled to a copy of the meeting minutes if so requested and if the owner pays the Association the cost of providing the copy.

A homeowner may speak to the Board, unless the Board is meeting in Executive Session.

JOIN US FOR THE ANNUAL MEMBERSHIP MEETING OF YOUR COMMUNITY!

