

Proposed changes to NRS 116.31083 related to “meetings”

By Mike Kosor, 2.20.25

The amendment (1) adds definition of “meeting” of the executive board and (2) prohibits action by the executive board absent a meeting, except in an emergency.

red is new language proposed in this amendment

NRS 116.31083 Meetings of executive board; frequency of meetings; notice of meetings; periodic review of certain financial and legal matters at meetings; requirements concerning minutes of meetings; right of units’ owners to make audio recordings of certain meetings.

1. A meeting of the executive board, **as defined in this section to mean a gathering of directors to conduct association business**, must be held at least once every quarter, and not less than once every 100 days and must be held at a time other than during standard business hours at least twice annually. **Except in an emergency, directors shall not take any action in the absence of a meeting.**

2. Except as otherwise provided in subsection 3 or in an emergency or unless the bylaws of an association require a longer period of notice, the secretary or other officer specified in the bylaws of the association shall, not less than 10 days before the date of a meeting of the executive board, cause notice of the meeting to be given to the units’ owners. Such notice must be:

(a) Given to the units’ owners in the manner set forth in [NRS 116.31068](#); or

(b) Published in a newsletter or other similar publication that is circulated to each unit’s owner.

3. Notwithstanding any other provision of law or the governing documents of the association to the contrary, if the executive board holds a meeting limited exclusively to items for which the executive board may meet in executive session:

(a) Pursuant to paragraph (c) or (d) of subsection 3 of [NRS 116.31085](#), the secretary or other officer specified in the bylaws of the association is required to give notice of the meeting only to a person who may be subject to a hearing scheduled for that meeting.

(b) Pursuant to any provision of law other than paragraph (c) or (d) of subsection 3 of [NRS 116.31085](#), the secretary or other officer specified in the bylaws of the association is required to:

(1) Post notice of the executive session in one or more prominent places within the common elements of the association; and

(2) Provide electronic notice of the executive session to all units’ owners who have provided the association with an electronic mail address.

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