Associa Sierra North
10509 Professional Circle, Suite 200, Reno, NV 89521 | 775.626.7333
Sparks | South Lake Tahoe, CA
Delivering unsurpassed management and lifestyle services to communities worldwide. | www.associasn.com

THE BOULDERS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR'S MEETING
NOVEMBER 9, 2026, AT 4:00 PM

HELD VIA ZOOM:
Join Zoom Meeting
https://zoom.us/j/94275696064
Meeting ID: 942 7569 6064
Passcode: 122473
Call in: 415-762-9988

NOTICE & AGENDA

Please note that the Board may act on any of the following items:

1. **CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM** The Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who attend the meeting.

   a) PRESIDENT'S MESSAGE

2. **MINUTES**
   a) Approval of Sept 21, 2026, Board Meeting Minutes

3. **FINANCIAL REPORT UPDATE**
   a) Review and Approval of Financials through September 2026
   b) On-going long-term financial forecast
   c) Insurance Update
   d) 2027 Budget Review w/updates
   e) New monthly assessment fee

4. **MAINTENANCE REPORT**
   a) Status of Multi-Year, Multi-Phase Roofing Project
   b) Status of Other Projects – Decks, Painting, Concrete, Gutters

5. **ASSOCIATION BUSINESS**
   a) New Reserve Analysis
   b) Firewise Update
   c) Insurance Update
   d) Architectural Report

6. HOMEOWNER FORUM

Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments related to items regarding the Association. Please note that the Board has the authority to limit the time for individual comments. A time limit of two (2) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

7. ANNOUNCEMENT & ADJOURNMENT

- Future Meeting Dates:
  - December 5, 2026, (annual) at 9:00 AM

ADDITIONAL BOARD MEETING DISCLOSURES:

The purpose of this notice/agenda is to inform you of the date, time, place, and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded. Draft minutes of this meeting will be available within 30 days after the meeting date. The agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. Minutes, as well as any updated versions of this agenda, together with other important HOA information are posted on the website at www.townsq.io. A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. MINUTES: Only the substance of matters proposed, discussed, or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks, or other information to be included in the minutes of its meetings. A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss CC&R violations and attorney client privilege matters.

EXECUTIVE SESSION BOARD MEETING
(DIRECTLY FOLLOWING THE BOARD OF DIRECTORS MEETING)
NOTICE OF AGENDA

Please note that the Board may act on any of the following items:

1. Delinquencies
2. Violations
3. Legal matters