
ASSEMBLY BILL NO. 309—ASSEMBLYWOMAN HANSEN

MARCH 15, 2023

Referred to Committee on Judiciary

SUMMARY—Revises various provisions governing common-interest communities and condominium hotels. (BDR 10-960)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to property rights; authorizing the use of electronic ballots for the election and removal of members of the executive board of a unit-owners' association of a common-interest community and for the election of delegates or representatives to exercise the voting rights of units' owners in an association; authorizing a member of the executive board who is subject to removal to submit a written request for a meeting of the executive board to discuss the member's removal; specifying that an association is authorized to conduct a vote for the election or removal of a member of the executive board without a meeting; authorizing an association that conducts a vote without a meeting to allow the units' owners to vote by using a voting machine; establishing requirements relating to the use of electronic voting for the election or removal of a member of the executive board without a meeting; authorizing money in the operating account of an association to be withdrawn without the usual required signatures for the purpose of making certain automatic and annual payments; requiring the Commission for Common-Interest Communities and Condominium Hotels to adopt regulations establishing the requirements relating to the transfer of certain items upon the termination or assignment of a management agreement; and providing other matters properly relating thereto.



Legislative Counsel's Digest:

1 Existing law: (1) establishes the procedures for the election and removal of
2 members of the executive board of a unit-owners' association of a common-interest
3 community and the election of delegates or representatives to exercise the voting
4 rights of units' owners in certain common-interest communities; and (2) requires
5 that the election and removal of such members, as applicable, be conducted by
6 secret written ballot. (NRS 116.31034, 116.31036, 116.31105) **Sections 1 and 2** of
7 this bill, respectively, authorize the use of secret electronic ballots for the election
8 or removal of any member of the executive board and require that the results of
9 such ballots be reviewed, announced and entered into the record at a meeting of the
10 association. **Section 4** of this bill makes conforming changes to provide the same
11 authority and impose the same requirement with regard to the election of delegates
12 or representatives to exercise the voting rights of units' owners. **Section 2**
13 additionally provides that, with regard to the removal of a member of the executive
14 board that will be voted on by secret ballot, the member who is the subject of the
15 removal may submit a written request for a meeting of the executive board, which
16 must occur before the meeting scheduled for a vote on the member's removal, at
17 which the removal will be discussed as an agenda item. **Section 2** requires notice of
18 such a requested meeting to be given to the units' owners not later than 5 days after
19 receipt of the written request.

20 Existing law authorizes an association to conduct a vote without a meeting
21 unless conducting a vote in such a manner is prohibited or limited by the
22 declaration or bylaws of the association. (NRS 116.311) **Section 3** of this bill
23 removes such an exception and specifies that an association is authorized to
24 conduct a vote for the election or removal of a member of the executive board
25 without a meeting.

26 **Section 3** authorizes an association that conducts a vote without a meeting to
27 allow the units' owners to vote by using a voting machine that meets certain
28 requirements. **Section 3** also provides that if an association conducts a vote for the
29 election or removal of a member of the executive board without a meeting and the
30 association allows the use of electronic voting: (1) a unit's owner may opt out of
31 receiving an electronic ballot; (2) the association is required to deliver a paper
32 ballot to a unit's owner in certain circumstances; (3) if the association allows units'
33 owners to vote by using a voting machine, the association is required to provide to
34 a unit's owner the opportunity to opt out of voting by using a voting machine and
35 instead receive a paper ballot; (4) a meeting of the units' owners must be held to
36 open and count the paper ballots and review and announce the results obtained from
37 the electronic ballots or voting machine and enter the results into the meeting
38 record; and (5) any electronic voting must be conducted by an independent third-
39 party who meets certain requirements.

40 Existing law generally prohibits money in the operating account of an
41 association from being withdrawn without the signatures of certain persons, but
42 also establishes certain purposes for which money in the operating account may be
43 withdrawn without such signatures. (NRS 116.31153) **Section 5** of this bill
44 additionally provides that money in the operating account of an association may be
45 withdrawn without the usual required signatures for the purpose of making: (1)
46 automatic payments for the cost of certain insurance policies, telecommunications
47 services maintained by the association and services to the association that are billed
48 on a monthly basis; and (2) annual payments to the Office of Ombudsman.

49 Existing law imposes certain requirements on community managers regarding
50 the transfer of the possession of all books, records and other papers of a client upon
51 the termination or assignment of a management agreement. (NRS 116A.620)
52 **Section 6** of this bill instead requires the Commission for Common-Interest
53 Communities and Condominium Hotels to adopt regulations establishing the
54 requirements relating to such a transfer. **Section 7** of this bill makes a conforming



55 change to remove the provisions of existing law relating to such a transfer when the
56 Commission has adopted the regulations required by **section 6**.
57 **Sections 8, 9 and 10** of this bill generally replicate the changes made by
58 **sections 1, 2 and 3** in the corresponding provisions of law that apply to
59 condominium hotels. **Section 11** of this bill replicates the existing provisions of and
60 changes made to **section 5** and applies such provisions to condominium hotels.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 116.31034 is hereby amended to read as
2 follows:

3 116.31034 1. Except as otherwise provided in subsection 5 of
4 NRS 116.212, not later than the termination of any period of
5 declarant's control, the units' owners shall elect an executive board
6 of at least three members, all of whom must be units' owners. The
7 executive board shall elect the officers of the association. Unless
8 the governing documents provide otherwise, the officers of the
9 association are not required to be units' owners. The members of the
10 executive board and the officers of the association shall take office
11 upon election.

12 2. The term of office of a member of the executive board may
13 not exceed 3 years, except for members who are appointed by the
14 declarant. Unless the governing documents provide otherwise, there
15 is no limitation on the number of terms that a person may serve as a
16 member of the executive board.

17 3. The governing documents of the association must provide
18 for terms of office that are staggered in such a manner that, to the
19 extent possible, an equal number of members of the executive board
20 are elected at each election. The provisions of this subsection do not
21 apply to:

22 (a) Members of the executive board who are appointed by the
23 declarant; and

24 (b) Members of the executive board who serve a term of 1 year
25 or less.

26 4. Not less than 30 days before the preparation of a ballot for
27 the election of members of the executive board, the secretary or
28 other officer specified in the bylaws of the association shall cause
29 notice to be given to each unit's owner of the unit's owner's
30 eligibility to serve as a member of the executive board. Each unit's
31 owner who is qualified to serve as a member of the executive board
32 may have his or her name placed on the ballot along with the names
33 of the nominees selected by the members of the executive board or a
34 nominating committee established by the association.



1 5. Before the secretary or other officer specified in the bylaws
2 of the association causes notice to be given to each unit's owner of
3 his or her eligibility to serve as a member of the executive board
4 pursuant to subsection 4, the executive board may determine that if,
5 at the closing of the prescribed period for nominations for
6 membership on the executive board, the number of candidates
7 nominated for membership on the executive board is equal to or less
8 than the number of members to be elected to the executive board at
9 the election, then:

10 (a) The association will not prepare or ~~{mail}~~ *provide* any ballots
11 to units' owners pursuant to this section; and

12 (b) The nominated candidates shall be deemed to be duly elected
13 to the executive board at the meeting of the units' owners at which
14 the ballots would have been counted pursuant to paragraph (e) of
15 subsection 15.

16 6. If the executive board makes the determination set forth in
17 subsection 5, the secretary or other officer specified in the bylaws of
18 the association shall disclose the determination and the provisions of
19 subsection 5 with the notice given pursuant to subsection 4.

20 7. If, at the closing of the prescribed period for nominations for
21 membership on the executive board, the number of candidates
22 nominated for membership on the executive board is less than
23 the number of members to be elected to the executive board at the
24 election, the executive board may fill the remaining vacancies on the
25 executive board by appointment of the executive board at a meeting
26 of the executive board held after the candidates are elected pursuant
27 to subsection 5. Any such person appointed to the executive board
28 shall serve as a member of the executive board until the next
29 regularly scheduled election of members of the executive board. An
30 executive board member elected to a previously appointed position
31 which was temporarily filled by board appointment pursuant to this
32 subsection may only be elected to fulfill the remainder of that term.

33 8. If, at the closing of the prescribed period for nominations for
34 membership on the executive board described in subsection 5, the
35 number of candidates nominated for membership on the executive
36 board is greater than the number of members to be elected to the
37 executive board, then the association shall:

38 (a) Prepare and ~~{mail}~~ *provide* ballots to the units' owners
39 pursuant to this section; and

40 (b) Conduct an election for membership on the executive board
41 pursuant to this section.

42 9. Each person who is nominated as a candidate for
43 membership on the executive board pursuant to subsection 4 must:

44 (a) Make a good faith effort to disclose any financial, business,
45 professional or personal relationship or interest that would result or



1 would appear to a reasonable person to result in a potential conflict
2 of interest for the candidate if the candidate were to be elected to
3 serve as a member of the executive board; and

4 (b) Disclose whether the candidate is a member in good
5 standing. For the purposes of this paragraph, a candidate shall not be
6 deemed to be in "good standing" if the candidate has any unpaid and
7 past due assessments or construction penalties that are required to be
8 paid to the association.

9 ↪ The candidate must make all disclosures required pursuant to this
10 subsection in writing to the association with his or her candidacy
11 information. Except as otherwise provided in this subsection, the
12 association shall distribute the disclosures, on behalf of the
13 candidate, to each member of the association with the ballot or, in
14 the event ballots are not prepared and ~~mailed~~ *provided* pursuant to
15 subsection 5, in the next regular mailing of the association. The
16 association is not obligated to distribute any disclosure pursuant to
17 this subsection if the disclosure contains information that is believed
18 to be defamatory, libelous or profane.

19 10. Except as otherwise provided in subsections 11 and 12,
20 unless a person is appointed by the declarant:

21 (a) A person may not be a candidate for or member of the
22 executive board or an officer of the association if:

23 (1) The person resides in a unit with, is married to, is
24 domestic partners with, or is related by blood, adoption or marriage
25 within the third degree of consanguinity or affinity to another person
26 who is also a member of the executive board or is an officer of the
27 association;

28 (2) The person stands to gain any personal profit or
29 compensation of any kind from a matter before the executive board
30 of the association; or

31 (3) The person, the person's spouse or the person's parent or
32 child, by blood, marriage or adoption, performs the duties of a
33 community manager for that association.

34 (b) A person may not be a candidate for or member of the
35 executive board of a master association or an officer of that master
36 association if the person, the person's spouse or the person's parent
37 or child, by blood, marriage or adoption, performs the duties of a
38 community manager for:

39 (1) That master association; or

40 (2) Any association that is subject to the governing
41 documents of that master association.

42 11. A person, other than a person appointed by the declarant,
43 who owns 75 percent or more of the units in an association may:

44 (a) Be a candidate for or member of the executive board or an
45 officer of the association; and



1 (b) Reside in a unit with, be married to, be domestic partners
2 with, or be related by blood, adoption or marriage within the third
3 degree of consanguinity or affinity to another person who is also a
4 member of the executive board or is an officer of the association,
5 ↪ unless the person owning 75 percent or more of the units in the
6 association and the other person would constitute a majority of the
7 total number of seats on the executive board.

8 12. A person, other than a person appointed by the declarant,
9 may:

10 (a) Be a candidate for or member of the executive board; and

11 (b) Reside in a unit with, be married to, be domestic partners
12 with, or be related by blood, adoption or marriage within the third
13 degree of consanguinity or affinity to another person who is also a
14 member of the executive board or is an officer of the association,
15 ↪ if the number of candidates nominated for membership on the
16 executive board is less than or equal to the number of members to be
17 elected to the executive board.

18 13. If a person is not eligible to be a candidate for or member
19 of the executive board or an officer of the association pursuant to
20 any provision of this chapter, the association:

21 (a) Must not place his or her name on the ballot; and

22 (b) Must prohibit such a person from serving as a member of the
23 executive board or an officer of the association.

24 14. An officer, employee, agent or director of a corporate
25 owner of a unit, a trustee or designated beneficiary of a trust that
26 owns a unit, a partner of a partnership that owns a unit, a member or
27 manager of a limited-liability company that owns a unit, and a
28 fiduciary of an estate that owns a unit may be an officer of the
29 association or a member of the executive board. In all events where
30 the person serving or offering to serve as an officer of the
31 association or a member of the executive board is not the record
32 owner, the person shall file proof in the records of the association
33 that:

34 (a) The person is associated with the corporate owner, trust,
35 partnership, limited-liability company or estate as required by this
36 subsection; and

37 (b) Identifies the unit or units owned by the corporate owner,
38 trust, partnership, limited-liability company or estate.

39 15. Except as otherwise provided in subsection 5 or NRS
40 **116.311 or 116.31105**, the election of any member of the executive
41 board must be conducted by secret **[written]** ballot in the following
42 manner:

43 (a) The secretary or other officer specified in the bylaws of the
44 association shall cause a secret **paper or electronic** ballot **to be**
45 **provided to each unit's owner** and :



1 ***(1) If a paper ballot is provided, shall send the ballot and a***
2 ***return envelope , ~~to be sent,~~*** prepaid by United States mail, to the
3 mailing address of each unit within the common-interest community
4 or to any other mailing address designated in writing by the unit's
5 owner ~~[]~~; ***or***

6 ***(2) If an electronic ballot is provided, shall provide the***
7 ***ballot or make the ballot available by electronic means to each***
8 ***unit's owner.***

9 (b) Each unit's owner must be provided with at least 15 days
10 after the date the secret ~~[written]~~ ballot is mailed , ***provided or made***
11 ***available*** to the unit's owner to return the secret ~~[written]~~ ballot to
12 the association ~~[]~~ ***by physical or electronic means.***

13 (c) A quorum is not required for the election of any member of
14 the executive board.

15 (d) Only the secret ~~[written]~~ ballots that ~~[are returned to]~~ the
16 association ***receives by physical or electronic means*** may be
17 counted to determine the outcome of the election.

18 ~~(e) [The secret written ballots must be opened and counted at]~~ ***At***
19 ***the meeting of the units' owners held pursuant to subsection 1 of***
20 ***NRS 116.3108 [] , the secret ballots physically received by the***
21 ***association must be opened and counted and the results of the***
22 ***secret ballots received by the association by electronic means must***
23 ***be reviewed, announced and entered into the record.*** A quorum is
24 not required to be present when the secret ~~[written]~~ ballots
25 ***physically received by the association*** are opened and counted ***or***
26 ***the results of the secret ballots received by the association by***
27 ***electronic means are reviewed, announced and entered into the***
28 ***record*** at the meeting.

29 (f) The incumbent members of the executive board and each
30 person whose name is placed on the ballot as a candidate for
31 membership on the executive board may not possess, be given
32 access to or participate in the opening or counting of the secret
33 ~~[written]~~ ballots that ~~[are returned to]~~ the association ***physically***
34 ***receives, or the collection of data regarding the secret ballots that***
35 ***the association receives by electronic means,*** before those secret
36 ~~[written]~~ ballots have been opened and counted ***or reviewed,***
37 ***announced and entered into the record, as applicable,*** at a meeting
38 of the association.

39 16. An association shall not adopt any rule or regulation that
40 has the effect of prohibiting or unreasonably interfering with a
41 candidate in the candidate's campaign for election as a member of
42 the executive board, except that the candidate's campaign may be
43 limited to 90 days before the date that ballots are required to be
44 returned to the association.



1 17. A candidate who has submitted a nomination form for
2 election as a member of the executive board may request that the
3 association or its agent either:

4 (a) Send before the date of the election and at the association's
5 expense, to the mailing address of each unit within the common-
6 interest community or to any other mailing address designated in
7 writing by the unit's owner a candidate informational statement. The
8 candidate informational statement:

9 (1) Must be no longer than a single, typed page;

10 (2) Must not contain any defamatory, libelous or profane
11 information; and

12 (3) May be sent with ~~the~~ a secret ballot mailed pursuant to
13 subsection 15 or in a separate mailing; or

14 (b) To allow the candidate to communicate campaign material
15 directly to the units' owners, provide to the candidate, in paper
16 format at a cost not to exceed 25 cents per page for the first 10 pages
17 and 10 cents per page thereafter, in the format of a compact disc at a
18 cost of not more than \$5 or by electronic mail at no cost:

19 (1) A list of the mailing address of each unit, which must not
20 include the names of the units' owners or the name of any tenant of
21 a unit's owner; or

22 (2) If the members of the association are owners of time
23 shares within a time share plan created pursuant to chapter 119A of
24 NRS and:

25 (I) The voting rights of those owners are exercised by
26 delegates or representatives pursuant to NRS 116.31105, the mailing
27 address of the delegates or representatives.

28 (II) The voting rights of those owners are not exercised by
29 delegates or representatives, the mailing address of the association
30 established pursuant to NRS 119A.520. If the mailing address of the
31 association is provided to the candidate pursuant to this sub-
32 subparagraph, the association must send to each owner of a time
33 share within the time share plan the campaign material provided by
34 the candidate. If the campaign material will be sent by mail, the
35 candidate who provides the campaign material must provide to the
36 association a separate copy of the campaign material for each owner
37 and must pay the actual costs of mailing before the campaign
38 material is mailed. If the campaign material will be sent by
39 electronic transmission, the candidate must provide to the
40 association one copy of the campaign material in an electronic
41 format.

42 ↪ The information provided pursuant to this paragraph must not
43 include the name of any unit's owner or any tenant of a unit's
44 owner. If a candidate who makes a request for the information
45 described in this paragraph fails or refuses to provide a written



1 statement signed by the candidate which states that the candidate is
2 making the request to allow the candidate to communicate campaign
3 material directly to units' owners and that the candidate will not use
4 the information for any other purpose, the association or its agent
5 may refuse the request.

6 18. An association and its directors, officers, employees and
7 agents are immune from criminal or civil liability for any act or
8 omission which arises out of the publication or disclosure of any
9 information related to any person and which occurs in the course of
10 carrying out any duties required pursuant to subsection 17.

11 19. Each member of the executive board shall, within 90 days
12 after his or her appointment or election, certify in writing to
13 the association, on a form prescribed by the Administrator, that the
14 member has read and understands the governing documents of the
15 association and the provisions of this chapter to the best of his or her
16 ability. The Administrator may require the association to submit a
17 copy of the certification of each member of the executive board of
18 that association at the time the association registers with the
19 Ombudsman pursuant to NRS 116.31158.

20 **Sec. 2.** NRS 116.31036 is hereby amended to read as follows:

21 116.31036 1. Notwithstanding any provision of the
22 declaration or bylaws to the contrary, any member of the executive
23 board, other than a member appointed by the declarant, may be
24 removed from the executive board, with or without cause, if at a
25 removal election held pursuant to this section, the number of votes
26 cast in favor of removal constitutes:

27 (a) At least 35 percent of the total number of voting members of
28 the association; and

29 (b) At least a majority of all votes cast in that removal election.

30 2. A removal election may be called by units' owners
31 constituting at least 10 percent, or any lower percentage specified in
32 the bylaws, of the total number of voting members of the
33 association. To call a removal election, the units' owners must
34 submit a written petition which is signed by the required percentage
35 of the total number of voting members of the association pursuant to
36 this subsection and which is mailed, return receipt requested, or
37 served by a process server to the executive board or the community
38 manager for the association. If a removal election is called pursuant
39 to this subsection and:

40 (a) The voting rights of the units' owners will be exercised
41 through the use of secret ~~written~~ ballots pursuant to this section:

42 (1) The secret ~~written~~ ballots for the removal election must
43 be ~~sent~~ *mailed, provided or made available* in the manner required
44 by this section not less than 15 days or more than 60 days after the
45 date on which the petition is received. ~~;-and;~~



1 (2) The executive board shall set the date for the meeting to
2 open and count the secret ~~[written]~~ ballots *physically received by*
3 *the association and to review, announce and enter into the record*
4 *the results of the secret ballots received by the association by*
5 *electronic means* so that the meeting is held not more than 15 days
6 after the deadline for returning the secret ~~[written]~~ ballots *by*
7 *physical or electronic means* and not later than 90 days after the
8 date on which the petition was received.

9 (3) *Upon written request submitted to the community*
10 *manager, president or secretary of the association by a member of*
11 *the executive board who is the subject of the removal election, the*
12 *secretary or other officer specified in the bylaws of the association*
13 *shall cause notice of a meeting of the executive board to be given*
14 *to the units' owners not later than 5 days after receipt of the*
15 *written request. The notice must include the date, time and*
16 *location of the meeting, as requested by the member of the*
17 *executive board who is the subject of the removal election, and*
18 *identify the removal of the member from the executive board as an*
19 *agenda item listed for discussion. A meeting requested pursuant to*
20 *this subparagraph must occur before the date for the meeting set*
21 *by the executive board pursuant to subparagraph (2).*

22 (b) The voting rights of the owners of time shares will be
23 exercised by delegates or representatives as set forth in NRS
24 116.31105, the executive board shall set the date for the removal
25 election so that the removal election is held not less than 15 days or
26 more than 90 days after the date on which the petition is received.

27 ➤ The association shall not adopt any rule or regulation which
28 prevents or unreasonably interferes with the collection of the
29 required percentage of signatures for a petition pursuant to this
30 subsection.

31 3. Except as otherwise provided in NRS *116.311 or* 116.31105,
32 the removal of any member of the executive board must be
33 conducted by secret ~~[written]~~ ballot in the following manner:

34 (a) The secretary or other officer specified in the bylaws of the
35 association shall cause a secret *paper or electronic* ballot *to be*
36 *provided to each unit's owner* and :

37 (1) *If a paper ballot is provided, shall send the ballot and* a
38 return envelope , ~~[to be sent,]~~ prepaid by United States mail, to the
39 mailing address of each unit within the common-interest community
40 or to any other mailing address designated in writing by the unit's
41 owner ~~[]~~; *or*

42 (2) *If an electronic ballot is provided, shall provide the*
43 *ballot or make the ballot available by electronic means to each*
44 *unit's owner.*



1 (b) Each unit's owner must be provided with at least 15 days
2 after the date the secret ~~written~~ ballot is mailed, *provided or made*
3 *available* to the unit's owner to return the secret ~~written~~ ballot to
4 the association ~~by physical or electronic means~~.

5 (c) Only the secret ~~written~~ ballots that ~~are returned to~~ the
6 association *receives by physical or electronic means* may be
7 counted to determine the outcome.

8 ~~(d) The secret written ballots must be opened and counted at~~
9 *At* a meeting of the association ~~by physical or electronic means~~, *the secret ballots physically*
10 *received by the association must be opened and counted and the*
11 *results of the secret ballots received by the association by*
12 *electronic means must be reviewed, announced and entered into*
13 *the record*. A quorum is not required to be present when the secret
14 ~~written~~ ballots *physically received by the association* are opened
15 and counted *or the results of the secret ballots received by the*
16 *association by electronic means are reviewed, announced and*
17 *entered into the record* at the meeting.

18 (e) The incumbent members of the executive board, including,
19 without limitation, the member who is subject to the removal, may
20 not possess, be given access to or participate in the opening or
21 counting of the secret ~~written~~ ballots that ~~are returned to~~ the
22 association *physically receives, or the collection of data regarding*
23 *the secret ballots that the association receives by electronic means,*
24 before those secret ~~written~~ ballots have been opened and counted
25 *or reviewed, announced and entered into the record, as applicable,*
26 at a meeting of the association.

27 **Sec. 3.** NRS 116.311 is hereby amended to read as follows:

28 116.311 1. Unless prohibited or limited by the declaration or
29 bylaws and except as otherwise provided in this section, units'
30 owners may vote at a meeting in person, by absentee ballot pursuant
31 to paragraph (d) of subsection 2, by a proxy pursuant to subsections
32 3 to 8, inclusive, or, when a vote is conducted without a meeting, by
33 electronic or paper ballot pursuant to subsection 9.

34 2. At a meeting of units' owners, the following requirements
35 apply:

36 (a) Units' owners who are present in person may vote by voice
37 vote, show of hands, standing or any other method for determining
38 the votes of units' owners, as designated by the person presiding at
39 the meeting.

40 (b) If only one of several owners of a unit is present, that owner
41 is entitled to cast all the votes allocated to that unit. If more than one
42 of the owners are present, the votes allocated to that unit may be
43 cast only in accordance with the agreement of a majority in interest
44 of the owners, unless the declaration expressly provides otherwise.
45 There is majority agreement if any one of the owners cast the votes



1 allocated to the unit without protest being made promptly to the
2 person presiding over the meeting by any of the other owners of the
3 unit.

4 (c) Unless a greater number or fraction of the votes in the
5 association is required by this chapter or the declaration, a majority
6 of the votes cast determines the outcome of any action of the
7 association.

8 (d) Subject to subsection 1, a unit's owner may vote by absentee
9 ballot without being present at the meeting. The association
10 promptly shall deliver an absentee ballot to an owner who requests it
11 if the request is made at least 3 days before the scheduled meeting.
12 Votes cast by absentee ballot must be included in the tally of a vote
13 taken at that meeting.

14 (e) When a unit's owner votes by absentee ballot, the
15 association must be able to verify that the ballot is cast by the unit's
16 owner having the right to do so.

17 3. Except as otherwise provided in this section, votes allocated
18 to a unit may be cast pursuant to a proxy executed by a unit's owner.
19 A unit's owner may give a proxy only to a member of his or her
20 immediate family, a tenant of the unit's owner who resides in the
21 common-interest community, another unit's owner who resides in
22 the common-interest community, or a delegate or representative
23 when authorized pursuant to NRS 116.31105. If a unit is owned by
24 more than one person, each owner of the unit may vote or register
25 protest to the casting of votes by the other owners of the unit
26 through an executed proxy. A unit's owner may revoke a proxy
27 given pursuant to this section only by actual notice of revocation to
28 the person presiding over a meeting of the association.

29 4. Before a vote may be cast pursuant to a proxy:

30 (a) The proxy must be dated.

31 (b) The proxy must not purport to be revocable without notice.

32 (c) The proxy must designate the meeting for which it is
33 executed, and such a designation includes any recessed session of
34 that meeting.

35 (d) The proxy must designate each specific item on the agenda
36 of the meeting for which the unit's owner has executed the proxy,
37 except that the unit's owner may execute the proxy without
38 designating any specific items on the agenda of the meeting if the
39 proxy is to be used solely for determining whether a quorum is
40 present for the meeting. If the proxy designates one or more specific
41 items on the agenda of the meeting for which the unit's owner has
42 executed the proxy, the proxy must indicate, for each specific item
43 designated in the proxy, whether the holder of the proxy must cast a
44 vote in the affirmative or the negative on behalf of the unit's owner.
45 If the proxy does not indicate whether the holder of the proxy must



1 cast a vote in the affirmative or the negative for a particular item on
2 the agenda of the meeting, the proxy must be treated, with regard to
3 that particular item, as if the unit's owner were present but not
4 voting on that particular item.

5 (e) The holder of the proxy must disclose at the beginning of the
6 meeting for which the proxy is executed and any recessed session of
7 that meeting the number of proxies pursuant to which the holder will
8 be casting votes.

9 5. A proxy terminates immediately after the conclusion of the
10 meeting, and any recessed sessions of the meeting, for which it is
11 executed.

12 6. Except as otherwise provided in this subsection, a vote may
13 not be cast pursuant to a proxy for the election or removal of a
14 member of the executive board of an association. A vote may be
15 cast pursuant to a proxy for the election or removal of a member of
16 the executive board of a master association which governs a time-
17 share plan created pursuant to chapter 119A of NRS if the proxy is
18 exercised through a delegate or representative authorized pursuant
19 to NRS 116.31105.

20 7. The holder of a proxy may not cast a vote on behalf of the
21 unit's owner who executed the proxy in a manner that is contrary to
22 the proxy.

23 8. A proxy is void if the proxy or the holder of the proxy
24 violates any provision of subsections 3 to 7, inclusive.

25 9. ~~Unless prohibited or limited by the declaration or bylaws,~~
26 ~~an] An~~ association may conduct a vote without a meeting ~~[. Except~~
27 ~~as otherwise provided in NRS 116.31034 and 116.31036, if] ,~~
28 *including, without limitation, a vote for the election or removal of*
29 *a member of the executive board. If* an association conducts a vote
30 without a meeting, the following requirements apply:

31 (a) The association shall notify the units' owners that the vote
32 will be taken by ballot.

33 (b) The association shall deliver a paper or electronic ballot to
34 every unit's owner entitled to vote on the matter ~~[.]~~ *and may allow*
35 *the units' owners to vote by using a voting machine. Any such*
36 *voting machine must be a mechanical voting system that has been*
37 *approved by the Secretary of State in accordance with chapter*
38 *293B of NRS and, once voting begins, must be available for use*
39 *between the hours of 8 a.m. and 8 p.m. each day for a period of 15*
40 *consecutive days.*

41 (c) The ballot must set forth each proposed action and provide
42 an opportunity to vote for or against the action.

43 (d) When the association delivers the ballots, it shall also:

44 (1) Indicate the number of responses needed to meet the
45 quorum requirements;



1 (2) State the percentage of votes necessary to approve each
2 matter other than election of directors;

3 (3) Specify the time and date by which a ballot must be
4 delivered to the association to be counted, which time and date may
5 not be fewer than 3 days after the date the association delivers the
6 ballot; and

7 (4) Describe the time, date and manner by which units'
8 owners wishing to deliver information to all units' owners regarding
9 the subject of the vote may do so.

10 (e) Except as otherwise provided in the declaration or bylaws, a
11 ballot is not revoked after delivery to the association by death or
12 disability of or attempted revocation by the person who cast that
13 vote.

14 (f) Approval by ballot pursuant to this subsection is valid only if
15 the number of votes cast by ballot equals or exceeds the quorum
16 required to be present at a meeting authorizing the action.

17 *(g) If the vote is for the election or removal of a member of the*
18 *executive board and the association allows the use of electronic*
19 *voting:*

20 *(1) Upon the request of a unit's owner, an association shall*
21 *provide a form to the unit's owner that allows the unit's owner to*
22 *opt out of receiving electronic ballots and instead receive paper*
23 *ballots.*

24 *(2) If a unit's owner has not given the association an*
25 *electronic mail address or has opted out of using electronic ballots*
26 *by returning to the association the form provided pursuant to*
27 *subparagraph (1) at any time not less than 5 days before the date*
28 *of the meeting when the votes will be counted, the association*
29 *shall send a paper ballot and a return envelope, prepaid by United*
30 *States mail, to the mailing address of the unit's owner or to any*
31 *other mailing address designated in writing by the unit's owner.*

32 *(3) If the association allows units' owners to vote by using a*
33 *voting machine, the association must provide to each unit's owner,*
34 *not less than 15 days before the date on which voting begins, a*
35 *notice of the opportunity to vote by using a voting machine that*
36 *provides the location at which the voting machine will be available*
37 *for use and the days and times during which the voting machine*
38 *will be available for use. The association shall also provide with*
39 *the notice a form that allows a unit's owner to opt out of voting by*
40 *using a voting machine and instead receive a paper ballot. If a*
41 *unit's owner returns the form to the association within 15 days*
42 *after receiving the notice, the association shall send a paper ballot*
43 *and a return envelope, prepaid by United States mail, to the*
44 *mailing address of the unit's owner or to any other mailing*
45 *address designated in writing by the unit's owner.*



1 (4) *A meeting of the units' owners must be held in the*
2 *manner set forth in NRS 116.31034 or 116.31036 to open and*
3 *count the paper ballots and review and announce the results*
4 *obtained from the electronic ballots or voting machine, as*
5 *applicable, and enter the results into the meeting record. Any*
6 *paper ballots must be opened and counted in a manner that may*
7 *be readily observed by the units' owners in attendance at the*
8 *meeting and must not occur privately behind closed doors or in an*
9 *area that is not open to observation by the units' owners in*
10 *attendance.*

11 (5) *Any electronic voting must be conducted by an*
12 *independent third-party through the use of an online voting*
13 *system, a voting machine, or both an online voting system and a*
14 *voting machine. The independent third-party shall be deemed to be*
15 *a data collector pursuant to NRS 603A.030 and is subject to the*
16 *obligations and liabilities of chapter 603A of NRS with regard to*
17 *the security and privacy of any personal information, as that term*
18 *is defined in NRS 603A.040, that is provided or maintained*
19 *through the use of an online voting system or voting machine. The*
20 *independent third-party conducting the electronic voting may not*
21 *be any of the following persons and may not share voting results*
22 *or information with any of the following persons before the*
23 *meeting held pursuant to subparagraph (4):*

24 (I) *A candidate for or member of the executive board or*
25 *an officer of the association;*

26 (II) *A person who resides in a unit with, is married to, is*
27 *domestic partners with, or is related by blood, adoption or*
28 *marriage within the third degree of consanguinity or affinity to*
29 *another person who is a member of the executive board or an*
30 *officer of the association or performs the duties of a community*
31 *manager for the association;*

32 (III) *An officer, employee, agent or director of a*
33 *corporate owner of a unit, a trustee or designated beneficiary of a*
34 *trust that owns a unit, a partner of a partnership that owns a unit,*
35 *a member or manager of a limited-liability company that owns a*
36 *unit or a fiduciary of an estate that owns a unit if the unit is also*
37 *owned by another person who is a member of the executive board*
38 *or an officer of the association or serves as the community*
39 *manager for the association;*

40 (IV) *A person who performs the duties of a community*
41 *manager for the association, an affiliate of the community*
42 *manager, an employee of the company by whom the*
43 *community manager is employed or an affiliate of the company,*
44 *the spouse of any such person or the parent or child of any such*
45 *person by blood, adoption or marriage;*



1 (V) *The declarant of the association or an affiliate of the*
2 *declarant;*

3 (VI) *A unit's owner or resident of the association; or*

4 (VII) *Any person who stands to gain any personal profit*
5 *or compensation of any kind from a matter before the executive*
6 *board of the association other than payment only for conducting*
7 *voting services for the association.*

8 10. If the declaration requires that votes on specified matters
9 affecting the common-interest community must be cast by the
10 lessees of leased units rather than the units' owners who have leased
11 the units:

12 (a) This section applies to the lessees as if they were the units'
13 owners;

14 (b) The units' owners who have leased their units to the lessees
15 may not cast votes on those specified matters;

16 (c) The lessees are entitled to notice of meetings, access to
17 records and other rights respecting those matters as if they were the
18 units' owners; and

19 (d) The units' owners must be given notice, in the manner
20 provided in NRS 116.3108, of all meetings at which the lessees are
21 entitled to vote.

22 11. If any votes are allocated to a unit that is owned by the
23 association, those votes may not be cast, by proxy or otherwise, for
24 any purpose.

25 12. *As used in this section, "online voting system" means an*
26 *Internet-based voting system with a process that has the ability:*

27 (a) *To authenticate:*

28 (1) *The identity of a unit's owner; and*

29 (2) *The validity of each electronic vote to ensure that the*
30 *vote is not altered in transit;*

31 (b) *To enable a unit's owner to transmit an electronic ballot to*
32 *the online voting system in a way that ensures the secrecy and*
33 *integrity of the ballot;*

34 (c) *To transmit an electronic receipt to each unit's owner who*
35 *casts an electronic vote;*

36 (d) *To separate any authenticating or identifying information*
37 *from an electronic ballot, thereby rendering it impossible to match*
38 *an electronic ballot to a specific unit's owner;*

39 (e) *To store electronic votes and keep them accessible to units'*
40 *owners and the Office of the Ombudsman for the purposes of*
41 *recounts, inspections and reviews;*

42 (f) *To count all lawful votes; and*

43 (g) *To identify, reject and record the basis for rejection of all*
44 *unlawful votes, including, without limitation, a vote by a unit's*



1 *owner whose voting rights have been suspended, a vote by a*
2 *person who is not a unit's owner and duplicate votes.*

3 **Sec. 4.** NRS 116.31105 is hereby amended to read as follows:

4 116.31105 1. Except as otherwise provided in subsection 8, if
5 the declaration so provides, in a common-interest community that
6 consists of at least 1,000 units, the voting rights of the units' owners
7 in the association for that common-interest community may be
8 exercised by delegates or representatives except that, in the election
9 or removal of a member of the executive board, the voting rights of
10 the units' owners may not be exercised by delegates or
11 representatives.

12 2. Except as otherwise provided in subsection 8, in addition to
13 a common-interest community identified in subsection 1, if the
14 declaration so provides, in a common-interest community created
15 before October 1, 1999, the voting rights of the units' owners in the
16 association for that common-interest community may be exercised
17 by delegates or representatives except that, in the election or
18 removal of a member of the executive board, the voting rights of the
19 units' owners may not be exercised by delegates or representatives.

20 3. In addition to a common-interest community identified in
21 subsections 1 and 2, if the declaration so provides, the voting rights
22 of the owners of time shares within a time-share plan created
23 pursuant to chapter 119A of NRS which is governed by a master
24 association may be exercised by delegates or representatives.

25 4. For the purposes of subsection 1, each unit that a declarant
26 has reserved the right to create pursuant to NRS 116.2105 and for
27 which developmental rights exist must be counted in determining
28 the number of units in a common-interest community.

29 5. For the purposes of subsection 3, each time share that a
30 developer has reserved the right to create pursuant to paragraph (g)
31 of subsection 2 of NRS 119A.380 must be counted in determining
32 the number of time shares in a time-share plan.

33 6. Notwithstanding any provision in the declaration, the
34 election of any delegate or representative must be conducted by
35 secret ~~[written]~~ ballot.

36 7. When an election of a delegate or representative is
37 conducted by secret ~~[written]~~ ballot:

38 (a) The secretary or other officer of the association specified in
39 the bylaws of the association shall cause a secret ~~[written]~~ *paper or*
40 *electronic* ballot *to be provided to each unit's owner* and :

41 *(1) If a paper ballot is provided, shall send the ballot and* a
42 return envelope , ~~[to be sent,]~~ prepaid by United States mail, to the
43 mailing address of each unit within the common-interest community
44 or to any other mailing address designated in writing by the unit's
45 owner ~~[]~~; *or*



1 (2) *If an electronic ballot is provided, shall provide the*
2 *ballot or make the ballot available by electronic means to each*
3 *unit's owner.*

4 (b) Each unit's owner must be provided with at least 15 days
5 after the date the secret ~~{written}~~ ballot is mailed, *provided or made*
6 *available* to the unit's owner to return the secret ~~{written}~~ ballot to
7 the association ~~{}~~ *by physical or electronic means.*

8 (c) Only the secret ~~{written}~~ ballots that ~~{are returned to}~~ the
9 association ~~{in the manner prescribed on the ballot}~~ *receives by*
10 *physical or electronic means* may be counted to determine the
11 outcome of the election.

12 (d) ~~{The secret written ballots must be opened and counted at}~~
13 *At* a meeting called for the purpose of electing delegates or
14 representatives ~~{}~~, *the secret ballots physically received by the*
15 *association must be opened and counted and the results of the*
16 *secret ballots received by the association by electronic means must*
17 *be reviewed, announced and entered into the record.* A quorum is
18 not required to be present when the secret ~~{written}~~ ballots
19 *physically received by the association* are opened and counted *or*
20 *the results of the secret ballots received by the association by*
21 *electronic means are reviewed, announced and entered into the*
22 *record* at the meeting.

23 (e) A candidate for delegate or representative may not possess,
24 be given access to or participate in the opening or counting of the
25 secret ~~{written}~~ ballots that ~~{are returned to}~~ the association ~~{in the~~
26 ~~manner prescribed on the ballot}~~ *physically receives, or the*
27 *collection of data regarding the secret ballots that the association*
28 *receives by electronic means,* before those secret ~~{written}~~ ballots
29 have been opened and counted *or reviewed, announced and entered*
30 *into the record, as applicable,* at a meeting called for that purpose.

31 8. Except as otherwise provided in subsection 9, the voting
32 rights of the units' owners in the association for a common-interest
33 community may be exercised by delegates or representatives only
34 during the period that the declarant is in control of the association
35 and during the 2-year period after the declarant's control of the
36 association is terminated pursuant to NRS 116.31032.

37 9. The provisions of subsection 8 do not apply to:

38 (a) A time-share plan created pursuant to chapter 119A of NRS
39 which is governed by a master association; or

40 (b) A condominium or cooperative containing both units that are
41 restricted exclusively to nonresidential use and other units that are
42 not so restricted.

43 **Sec. 5.** NRS 116.31153 is hereby amended to read as follows:

44 116.31153 1. Money in the reserve account of an association
45 required by paragraph (b) of subsection 2 of NRS 116.3115 may not



1 be withdrawn without the signatures of at least two members of the
2 executive board or the signatures of at least one member of the
3 executive board and one officer of the association who is not a
4 member of the executive board.

5 2. Except as otherwise provided in subsection 3, money in the
6 operating account of an association may not be withdrawn without
7 the signatures of at least one member of the executive board or one
8 officer of the association and a member of the executive board, an
9 officer of the association or the community manager.

10 3. Money in the operating account of an association may be
11 withdrawn without the signatures required pursuant to subsection 2
12 to:

13 (a) Transfer money to the reserve account of the association at
14 regular intervals;

15 (b) Make automatic payments for utilities;

16 (c) *Make automatic payments for the cost of any insurance*
17 *policies maintained pursuant to NRS 116.3113;*

18 (d) *Make automatic payments for telecommunications services*
19 *maintained by the association, including, without limitation,*
20 *telephone, cable, satellite and Internet services;*

21 (e) *Make automatic payments for any services to the*
22 *association that are billed on a monthly basis;*

23 (f) *Make annual payments to the Office of the Ombudsman;*

24 (g) Make an electronic transfer of money to a state agency
25 pursuant to NRS 353.1467; or

26 ~~(d)~~ (h) Make an electronic transfer of money to the United
27 States Government, or any agency thereof, pursuant to any federal
28 law requiring transfers of money to be made by an electronic means
29 authorized by the United States Government or the agency thereof.

30 4. An association may use electronic signatures to withdraw
31 money in the operating account of the association if:

32 (a) The electronic transfer of money is made pursuant to a
33 written agreement entered into between the association and the
34 financial institution where the operating account of the association is
35 maintained;

36 (b) The executive board has expressly authorized the electronic
37 transfer of money; and

38 (c) The association has established internal accounting controls
39 which comply with generally accepted accounting principles to
40 safeguard the assets of the association.

41 5. As used in this section, "electronic transfer of money" has
42 the meaning ascribed to it in NRS 353.1467.

43 **Sec. 6.** NRS 116A.620 is hereby amended to read as follows:
44 116A.620 1. Any management agreement must:

45 (a) Be in writing and signed by all parties;



1 (b) Be entered into between the client and the community
2 manager or the employer of the community manager if the
3 community manager is acting on behalf of a corporation,
4 partnership, limited partnership, limited-liability partnership,
5 limited-liability company or other entity;

6 (c) State the term of the management agreement;

7 (d) State the basic consideration for the services to be provided
8 and the payment schedule;

9 (e) Include a complete schedule of all fees, costs, expenses and
10 charges to be imposed by the community manager, whether direct or
11 indirect, including, without limitation:

12 (1) The costs for any new client or start-up costs;

13 (2) The fees for special or nonroutine services, such as the
14 mailing of collection letters, the recording of liens and foreclosing
15 of property;

16 (3) Reimbursable expenses;

17 (4) The fees for the sale or resale of a unit or for setting up
18 the account of a new member; and

19 (5) The portion of fees that are to be retained by the client
20 and the portion to be retained by the community manager;

21 (f) State the identity and the legal status of the contracting
22 parties;

23 (g) State any limitations on the liability of each contracting
24 party;

25 (h) Include a statement of the scope of work of the community
26 manager;

27 (i) State the spending limits of the community manager;

28 (j) Include provisions relating to the grounds and procedures for
29 termination of the community manager;

30 (k) Identify the types and amounts of insurance coverage to be
31 carried by each contracting party, including, without limitation:

32 (1) A requirement that the community manager or his or her
33 employer shall maintain insurance covering liability for errors or
34 omissions, professional liability or a surety bond to compensate for
35 losses actionable pursuant to this chapter in an amount of
36 \$1,000,000 or more;

37 (2) An indication of which contracting party will maintain
38 fidelity bond coverage; and

39 (3) A statement as to whether the client will maintain
40 directors and officers liability coverage for the executive board;

41 (l) Include provisions for dispute resolution;

42 (m) Acknowledge that all records and books of the client are the
43 property of the client, except any proprietary information and
44 software belonging to the community manager;



1 (n) State the physical location, including the street address, of
2 the records of the client, which must be within 60 miles from the
3 physical location of the common-interest community;

4 (o) State the frequency and extent of regular inspections of the
5 common-interest community; and

6 (p) State the extent, if any, of the authority of the community
7 manager to sign checks on behalf of the client in an operating
8 account.

9 2. In addition to any other requirements under this section, a
10 management agreement may:

11 (a) Provide for mandatory binding arbitration; or

12 (b) Allow the provisions of the management agreement to apply
13 month to month following the end of the term of the management
14 agreement, but the management agreement may not contain an
15 automatic renewal provision.

16 3. Not later than 10 days after the effective date of a
17 management agreement, the community manager shall provide each
18 member of the executive board evidence of the existence of the
19 required insurance, including, without limitation:

20 (a) The names and addresses of all insurance companies;

21 (b) The total amount of coverage; and

22 (c) The amount of any deductible.

23 4. After signing a management agreement, the community
24 manager shall provide a copy of the management agreement to each
25 member of the executive board. Within 30 days after an election or
26 appointment of a new member to the executive board, the
27 community manager shall provide the new member with a copy of
28 the management agreement.

29 5. Any changes to a management agreement must be initialed
30 by the contracting parties. If there are any changes after the
31 execution of a management agreement, those changes must be in
32 writing and signed by the contracting parties.

33 6. ~~Except~~ *Until the regulations adopted by the Commission*
34 *pursuant to subsection 8 become effective, and except* as otherwise
35 provided in the management agreement, upon the termination or
36 assignment of a management agreement, the community manager
37 shall, within 30 days after the termination or assignment, transfer
38 possession of all books, records and other papers of the client to the
39 succeeding community manager, or to the client if there is no
40 succeeding community manager, regardless of any unpaid fees or
41 charges to the community manager or management company.

42 7. Notwithstanding any provision in a management agreement
43 to the contrary, a management agreement may be terminated by the
44 client without penalty upon 30 days' notice following a violation by



1 the community manager of any provision of this chapter or chapter
2 116 of NRS.

3 **8. *The Commission shall adopt regulations establishing the***
4 ***requirements relating to the transfer of all books, records and***
5 ***other papers of the client upon the termination or assignment of a***
6 ***management agreement.***

7 **Sec. 7.** NRS 116A.620 is hereby amended to read as follows:

8 116A.620 1. Any management agreement must:

9 (a) Be in writing and signed by all parties;

10 (b) Be entered into between the client and the community
11 manager or the employer of the community manager if the
12 community manager is acting on behalf of a corporation,
13 partnership, limited partnership, limited-liability partnership,
14 limited-liability company or other entity;

15 (c) State the term of the management agreement;

16 (d) State the basic consideration for the services to be provided
17 and the payment schedule;

18 (e) Include a complete schedule of all fees, costs, expenses and
19 charges to be imposed by the community manager, whether direct or
20 indirect, including, without limitation:

21 (1) The costs for any new client or start-up costs;

22 (2) The fees for special or nonroutine services, such as the
23 mailing of collection letters, the recording of liens and foreclosing
24 of property;

25 (3) Reimbursable expenses;

26 (4) The fees for the sale or resale of a unit or for setting up
27 the account of a new member; and

28 (5) The portion of fees that are to be retained by the client
29 and the portion to be retained by the community manager;

30 (f) State the identity and the legal status of the contracting
31 parties;

32 (g) State any limitations on the liability of each contracting
33 party;

34 (h) Include a statement of the scope of work of the community
35 manager;

36 (i) State the spending limits of the community manager;

37 (j) Include provisions relating to the grounds and procedures for
38 termination of the community manager;

39 (k) Identify the types and amounts of insurance coverage to be
40 carried by each contracting party, including, without limitation:

41 (1) A requirement that the community manager or his or her
42 employer shall maintain insurance covering liability for errors or
43 omissions, professional liability or a surety bond to compensate for
44 losses actionable pursuant to this chapter in an amount of
45 \$1,000,000 or more;



1 (2) An indication of which contracting party will maintain
2 fidelity bond coverage; and

3 (3) A statement as to whether the client will maintain
4 directors and officers liability coverage for the executive board;

5 (l) Include provisions for dispute resolution;

6 (m) Acknowledge that all records and books of the client are the
7 property of the client, except any proprietary information and
8 software belonging to the community manager;

9 (n) State the physical location, including the street address, of
10 the records of the client, which must be within 60 miles from the
11 physical location of the common-interest community;

12 (o) State the frequency and extent of regular inspections of the
13 common-interest community; and

14 (p) State the extent, if any, of the authority of the community
15 manager to sign checks on behalf of the client in an operating
16 account.

17 2. In addition to any other requirements under this section, a
18 management agreement may:

19 (a) Provide for mandatory binding arbitration; or

20 (b) Allow the provisions of the management agreement to apply
21 month to month following the end of the term of the management
22 agreement, but the management agreement may not contain an
23 automatic renewal provision.

24 3. Not later than 10 days after the effective date of a
25 management agreement, the community manager shall provide each
26 member of the executive board evidence of the existence of the
27 required insurance, including, without limitation:

28 (a) The names and addresses of all insurance companies;

29 (b) The total amount of coverage; and

30 (c) The amount of any deductible.

31 4. After signing a management agreement, the community
32 manager shall provide a copy of the management agreement to each
33 member of the executive board. Within 30 days after an election or
34 appointment of a new member to the executive board, the
35 community manager shall provide the new member with a copy of
36 the management agreement.

37 5. Any changes to a management agreement must be initialed
38 by the contracting parties. If there are any changes after the
39 execution of a management agreement, those changes must be in
40 writing and signed by the contracting parties.

41 6. ~~Until the regulations adopted by the Commission pursuant
42 to subsection 8 become effective, and except as otherwise provided
43 in the management agreement, upon the termination or assignment
44 of a management agreement, the community manager shall, within
45 30 days after the termination or assignment, transfer possession of~~



~~1 all books, records and other papers of the client to the
2 succeeding community manager, or to the client if there is no
3 succeeding community manager, regardless of any unpaid fees or
4 charges to the community manager or management company.~~

~~5 — 7.]~~ Notwithstanding any provision in a management agreement
6 to the contrary, a management agreement may be terminated by the
7 client without penalty upon 30 days' notice following a violation by
8 the community manager of any provision of this chapter or chapter
9 116 of NRS.

~~10 [8.]~~ 7. The Commission shall adopt regulations establishing
11 the requirements relating to the transfer of all books, records and
12 other papers of the client upon the termination or assignment of a
13 management agreement.

Sec. 8. NRS 116B.445 is hereby amended to read as follows:

116B.445 1. Not later than the termination of any period of
16 declarant's control, the units' owners shall elect an executive board
17 of at least three members. At least a majority of the members of the
18 executive board must be residential unit owners and at least one
19 member of the executive board must be a duly authorized
20 representative of the hotel unit owner. The executive board shall
21 elect the officers of the association. The members of the executive
22 board and the officers of the association shall take office upon
23 election.

2. The term of office of a member of the executive board may
25 not exceed 3 years, except for members who are appointed by the
26 declarant or the hotel unit owner. Unless the governing documents
27 provide otherwise, there is no limitation on the number of terms that
28 a person may serve as a member of the executive board.

3. The governing documents of the association must provide
30 for terms of office that are staggered in such a manner that, to the
31 extent possible, an equal number of members of the executive board
32 are elected at each election. The provisions of this subsection do not
33 apply to:

34 (a) Members of the executive board who are appointed by the
35 declarant;

36 (b) Members of the executive board who are appointed by the
37 hotel unit owner; and

38 (c) Members of the executive board who serve a term of 1 year
39 or less.

4. Not less than 30 days before the preparation of a ballot for
41 the election of members of the executive board, the secretary or
42 other officer specified in the bylaws of the association shall cause
43 notice to be given to each unit's owner of his or her eligibility to
44 serve as a member of the executive board. Each unit's owner who is
45 qualified to serve as a member of the executive board may have his



1 or her name placed on the ballot along with the names of the
2 nominees selected by the members of the executive board or a
3 nominating committee established by the association.

4 5. Each person whose name is placed on the ballot as a
5 candidate for a member of the executive board must:

6 (a) Make a good faith effort to disclose any financial, business,
7 professional or personal relationship or interest that would result or
8 would appear to a reasonable person to result in a potential conflict
9 of interest for the candidate if the candidate were to be elected to
10 serve as a member of the executive board; and

11 (b) Disclose whether the candidate is a member in good
12 standing. For the purposes of this paragraph, a candidate shall not be
13 deemed to be in “good standing” if the candidate has any unpaid and
14 past due assessments or charges that are required to be paid to the
15 association.

16 ➔ The candidate must make all disclosures required pursuant to this
17 subsection in writing to the association with his or her candidacy
18 information. The association shall distribute the disclosures to each
19 member of the association with the ballot in the manner established
20 in the bylaws of the association.

21 6. Unless a person is appointed by the declarant, a person may
22 not be a member of the executive board or an officer of the
23 association if the person, the person’s spouse or the person’s parent
24 or child, by blood, marriage or adoption, performs the duties of a
25 community manager for that association.

26 7. An officer, employee, agent or director of a corporate owner
27 of a unit, a trustee or designated beneficiary of a trust that owns a
28 unit, a partner of a partnership that owns a unit, a member or
29 manager of a limited-liability company that owns a unit, and a
30 fiduciary of an estate that owns a unit may be an officer of the
31 association or a member of the executive board. In all events where
32 the person serving or offering to serve as an officer of the
33 association or a member of the executive board is not the record
34 owner, the person shall file proof in the records of the association
35 that:

36 (a) The person is associated with the corporate owner, trust,
37 partnership, limited-liability company or estate as required by this
38 subsection; and

39 (b) Identifies the unit or units owned by the corporate owner,
40 trust, partnership, limited-liability company or estate.

41 8. ~~The~~ *Except as otherwise provided in NRS 116B.550, the*
42 election of any member of the executive board must be conducted
43 by secret ~~written~~ ballot as follows:



1 (a) The secretary or other officer specified in the bylaws of the
2 association shall cause a secret *paper or electronic* ballot *to be*
3 *provided to each unit's owner* and :

4 (1) *If a paper ballot is provided, shall send the ballot and* a
5 return envelope , ~~[to be sent,]~~ prepaid by United States mail, to the
6 mailing address of each unit within the condominium hotel or to any
7 other mailing address designated in writing by the unit's owner ~~[]~~ ;
8 *or*

9 (2) *If an electronic ballot is provided, shall provide the*
10 *ballot or make the ballot available by electronic means to each*
11 *unit's owner.*

12 (b) Each unit's owner must be provided with at least 15 days
13 after the date the secret ~~[written]~~ ballot is mailed , *provided or made*
14 *available* to the unit's owner to return the secret ~~[written]~~ ballot to
15 the association ~~[]~~ *by physical or electronic means.*

16 (c) A quorum is not required for the election of any member of
17 the executive board.

18 (d) Only the secret ~~[written]~~ ballots that ~~[are returned to]~~ the
19 association *receives by physical or electronic means* may be
20 counted to determine the outcome of the election.

21 (e) ~~[The secret written ballots must be opened and counted at]~~ *At*
22 *a meeting of the association [] , the secret ballots physically*
23 *received by the association must be opened and counted and the*
24 *results of the secret ballots received by the association by*
25 *electronic means must be reviewed, announced and entered into*
26 *the record.* A quorum is not required to be present when the secret
27 ~~[written]~~ ballots are opened and counted *or the results of the secret*
28 *ballots received by the association by electronic means are*
29 *reviewed, announced and entered into the record* at the meeting.

30 (f) The incumbent members of the executive board and each
31 person whose name is placed on the ballot as a candidate for a
32 member of the executive board may not possess, be given access to
33 or participate in the opening or counting of the secret ~~[written]~~
34 ballots that ~~[are returned to]~~ the association *physically receives, or*
35 *the collection of data regarding the secret ballots that the*
36 *association receives by electronic means,* before those secret
37 ~~[written]~~ ballots have been opened and counted *or reviewed,*
38 *announced and entered into the record, as applicable,* at a meeting
39 of the association.

40 9. Each member of the executive board shall, within 90 days
41 after his or her appointment or election, certify in writing to the
42 association, on a form prescribed by the Administrator, that the
43 member has read and understands the governing documents of
44 the association and the provisions of this chapter to the best of the
45 member's ability. The Administrator may require the association to



1 submit a copy of the certification of each member of the executive
2 board of that association at the time the association registers with
3 the Ombudsman pursuant to NRS 116B.625.

4 **Sec. 9.** NRS 116B.450 is hereby amended to read as follows:

5 116B.450 1. Notwithstanding any provision of the
6 declaration or bylaws to the contrary, any member of the executive
7 board, other than a member appointed by the declarant or elected by
8 the hotel unit owner, may be removed from the executive board,
9 with or without cause, if at a removal election held pursuant to this
10 section, the number of votes cast in favor of removal constitutes:

11 (a) At least 35 percent of the total number of voting members of
12 the association; and

13 (b) At least a majority of all votes cast in that removal election.

14 2. A removal election may be called by units' owners
15 constituting at least 10 percent, or any lower percentage specified in
16 the bylaws, of the total number of voting members of the
17 association. To call a removal election, the units' owners must
18 submit a written petition which is signed by the required percentage
19 of the total number of voting members of the association pursuant to
20 this subsection and which is mailed, return receipt requested, or
21 served by a process server to the executive board or the community
22 manager for the association. If a removal election is called pursuant
23 to this subsection and the voting rights of the units' owners will be
24 exercised through the use of secret ~~written~~ ballots pursuant to this
25 section:

26 (a) The secret ~~written~~ ballots for the removal election must be
27 ~~sent~~ *mailed, provided or made available* in the manner required by
28 this section not less than 15 days or more than 60 days after the date
29 on which the petition is received. ~~and~~

30 (b) The executive board shall set the date for the meeting to
31 open and count the secret ~~written~~ ballots *physically received by*
32 *the association and to review, announce and enter into the record*
33 *the results of the secret ballots received by the association by*
34 *electronic means* so that the meeting is held not more than 15 days
35 after the deadline for returning the secret ~~written~~ ballots *by*
36 *physical or electronic means* and not later than 90 days after the
37 date on which the petition was received.

38 (c) *Upon written request submitted to the community manager,*
39 *president or secretary of the association by a member of the*
40 *executive board who is the subject of the removal election, the*
41 *secretary or other officer specified in the bylaws of the association*
42 *shall cause notice of a meeting of the executive board to be given*
43 *to the units' owners not later than 5 days after receipt of the*
44 *written request. The notice must include the date, time and*
45 *location of the meeting, as requested by the member of the*



1 *executive board who is the subject of the removal election, and*
2 *identify the removal of the member from the executive board as an*
3 *agenda item listed for discussion. A meeting requested pursuant to*
4 *this paragraph must occur before the date for the meeting set by*
5 *the executive board pursuant to paragraph (b).*

6 3. ~~[The]~~ *Except as otherwise provided in NRS 116B.550, the*
7 removal of any member of the executive board must be conducted
8 by secret ~~[written]~~ ballot as follows:

9 (a) The secretary or other officer specified in the bylaws of the
10 association shall cause a secret *paper or electronic* ballot *to be*
11 *provided to each unit's owner* and :

12 (1) *If a paper ballot is provided, shall send the ballot and* a
13 return envelope , ~~[to be sent,]~~ prepaid by United States mail, to the
14 mailing address of each unit within the condominium hotel or to any
15 other mailing address designated in writing by the unit's owner ~~[]~~ ;
16 *or*

17 (2) *If an electronic ballot is provided, shall provide the*
18 *ballot or make the ballot available by electronic means to each*
19 *unit's owner.*

20 (b) Each unit's owner must be provided with at least 15 days
21 after the date the secret ~~[written]~~ ballot is mailed , *provided or made*
22 *available* to the unit's owner to return the secret ~~[written]~~ ballot to
23 the association ~~[]~~ *by physical or electronic means.*

24 (c) Only the secret ~~[written]~~ ballots that ~~[are returned to]~~ the
25 association *receives by physical or electronic means* may be
26 counted to determine the outcome.

27 (d) ~~[The secret written ballots must be opened and counted at]~~
28 *At* a meeting of the association ~~[]~~ , *the secret ballots physically*
29 *received by the association must be opened and counted and the*
30 *results of the secret ballots received by the association by*
31 *electronic means must be reviewed, announced and entered into*
32 *the record.* A quorum is not required to be present when the secret
33 ~~[written]~~ ballots *physically received by the association* are opened
34 and counted *or the results of the secret ballots received by the*
35 *association by electronic means are reviewed, announced and*
36 *entered into the record* at the meeting.

37 (e) The incumbent members of the executive board, including,
38 without limitation, the member who is subject to the removal, may
39 not possess, be given access to or participate in the opening or
40 counting of the secret ~~[written]~~ ballots that ~~[are returned to]~~ the
41 association *physically receives, or the collection of data regarding*
42 *the secret ballots that the association receives by electronic means,*
43 before those secret ~~[written]~~ ballots have been opened and counted
44 *or reviewed, announced and entered into the record, as applicable,*
45 at a meeting of the association.



1 **Sec. 10.** NRS 116B.550 is hereby amended to read as follows:

2 116B.550 1. Unless prohibited or limited by the declaration
3 or bylaws and except as otherwise provided in this section, the
4 units' owners may vote at a meeting in person, by absentee ballot
5 pursuant to paragraph (d) of subsection 2, by a proxy pursuant to
6 subsections 3 to 8, inclusive, or, when a vote is conducted without a
7 meeting, by paper or electronic ballot pursuant to subsection 9.

8 2. At a meeting of the units' owners, the following
9 requirements apply:

10 (a) Units' owners who are present in person may vote by voice
11 vote, show of hands, standing or any other method for determining
12 the votes of the units' owners, as designated by the person presiding
13 at the meeting.

14 (b) If only one of several owners of a unit is present, that owner
15 is entitled to cast all the votes allocated to that unit. If more than one
16 of the owners are present, the votes allocated to that unit may be
17 cast only in accordance with the agreement of a majority in interest
18 of the owners, unless the declaration expressly provides otherwise.
19 There is majority agreement if any one of the owners cast the votes
20 allocated to the unit without protest being made promptly to the
21 person presiding over the meeting by any of the other owners of the
22 unit.

23 (c) Unless a greater number or fraction of the votes in the
24 association is required by this chapter or the declaration, a majority
25 of the votes cast determines the outcome of any action of the
26 association.

27 (d) Subject to the provisions of subsection 1, a unit's owner may
28 vote by absentee ballot without being present at the meeting. The
29 association promptly shall deliver an absentee ballot to a unit's
30 owner who requests it if the request is made at least 3 days before
31 the scheduled meeting. Votes cast by absentee ballot must be
32 included in the tally of a vote taken at that meeting.

33 (e) When a unit's owner votes by absentee ballot, the
34 association must be able to verify that the ballot is cast by the unit's
35 owner having the right to do so.

36 3. Except as otherwise provided in this section, votes allocated
37 to a unit may be cast pursuant to a proxy executed by a unit's owner.
38 A unit's owner may give a proxy only to a member of his or her
39 immediate family, a tenant of the unit's owner who resides in the
40 condominium hotel, the hotel unit owner or another unit's owner
41 who resides in the condominium hotel. If a unit is owned by more
42 than one person, each owner of the unit may vote or register protest
43 to the casting of votes by the other owners of the unit through an
44 executed proxy. A unit's owner may revoke a proxy given pursuant



1 to this section only by actual notice of revocation to the person
2 presiding over a meeting of the association.

3 4. Before a vote may be cast pursuant to a proxy:

4 (a) The proxy must be dated.

5 (b) The proxy must not purport to be revocable without notice.

6 (c) The proxy must designate the meeting for which it is
7 executed, and such a designation includes any recessed session of
8 the meeting.

9 (d) The proxy must designate each specific item on the agenda
10 of the meeting for which the unit's owner has executed the proxy,
11 except that the unit's owner may execute the proxy without
12 designating any specific items on the agenda of the meeting if the
13 proxy is to be used solely for determining whether a quorum is
14 present for the meeting. If the proxy designates one or more specific
15 items on the agenda of the meeting for which the unit's owner has
16 executed the proxy, the proxy must indicate, for each specific item
17 designated in the proxy, whether the holder of the proxy must cast a
18 vote in the affirmative or the negative on behalf of the unit's owner.
19 If the proxy does not indicate whether the holder of the proxy must
20 cast a vote in the affirmative or the negative for a particular item on
21 the agenda of the meeting, the proxy must be treated, with regard to
22 that particular item, as if the unit's owner were present but not
23 voting on that particular item.

24 (e) The holder of the proxy must disclose at the beginning of the
25 meeting for which the proxy is executed and any recessed session of
26 that meeting the number of proxies pursuant to which the holder will
27 be casting votes.

28 5. A proxy terminates immediately after the conclusion of the
29 meeting, and any recessed sessions of the meeting, for which it is
30 executed.

31 6. A vote may not be cast pursuant to a proxy for the election
32 or removal of a member of the executive board of an association.

33 7. The holder of a proxy may not cast a vote on behalf of the
34 unit's owner who executed the proxy in a manner that is contrary to
35 the proxy.

36 8. A proxy is void if the proxy or the holder of the proxy
37 violates any provision of subsections 3 to 7, inclusive.

38 9. ~~Unless prohibited or limited by the declaration or bylaws,~~
39 ~~an] An~~ association may conduct a vote without a meeting ~~[. Except~~
40 ~~as otherwise provided in NRS 116B.445 and 116B.450, if] ,~~
41 *including, without limitation, a vote for the election or removal of*
42 *a member of the executive board. If* an association conducts a vote
43 without a meeting, the following requirements apply:

44 (a) The association shall notify the units' owners that the vote
45 will be taken by ballot.



1 (b) The association shall deliver a paper or electronic ballot to
2 every unit's owner entitled to vote on the matter **[] and may allow**
3 ***the units' owners to vote by using a voting machine. Any such***
4 ***voting machine must be a mechanical voting system that has been***
5 ***approved by the Secretary of State in accordance with chapter***
6 ***293B of NRS and, once voting begins, must be available for use***
7 ***between the hours of 8 a.m. and 8 p.m. each day for a period of 15***
8 ***consecutive days.***

9 (c) The ballot must set forth each proposed action and provide
10 an opportunity to vote for or against the action.

11 (d) When the association delivers the ballots, it shall also:

12 (1) Indicate the number of responses needed to meet the
13 quorum requirements;

14 (2) State the percentage of votes necessary to approve each
15 matter other than election of directors;

16 (3) Specify the time and date by which a ballot must be
17 delivered to the association to be counted, which time and date may
18 not be fewer than 3 days after the date the association delivers the
19 ballot; and

20 (4) Describe the time, date and manner by which units'
21 owners wishing to deliver information to all units' owners regarding
22 the subject of the vote may do so.

23 (e) Except as otherwise provided in the declaration or bylaws, a
24 ballot is not revoked after delivery to the association by death or
25 disability of or attempted revocation by the person who cast that
26 vote.

27 (f) Approval by ballot pursuant to this subsection is valid only if
28 the number of votes cast by ballot equals or exceeds the quorum
29 required to be present at a meeting authorizing the action.

30 (g) ***If the vote is for the election or removal of a member of the***
31 ***executive board and the association allows the use of electronic***
32 ***voting:***

33 (1) ***Upon the request of a unit's owner, an association shall***
34 ***provide a form to the unit's owner that allows the unit's owner to***
35 ***opt out of receiving electronic ballots and instead receive paper***
36 ***ballots.***

37 (2) ***If a unit's owner has not given the association an***
38 ***electronic mail address or has opted out of using electronic ballots***
39 ***by returning to the association the form provided pursuant to***
40 ***subparagraph (1) at any time not less than 5 days before the date***
41 ***of the meeting when the votes will be counted, the association***
42 ***shall send a paper ballot and a return envelope, prepaid by United***
43 ***States mail, to the mailing address of the unit's owner or to any***
44 ***other mailing address designated in writing by the unit's owner.***



1 (3) *If the association allows units' owners to vote by using a*
2 *voting machine, the association must provide to each unit's owner,*
3 *not less than 15 days before the date on which voting begins, a*
4 *notice of the opportunity to vote by using a voting machine that*
5 *provides the location at which the voting machine will be available*
6 *for use and the days and times during which the voting machine*
7 *will be available for use. The association shall also provide with*
8 *the notice a form that allows a unit's owner to opt out of voting by*
9 *using a voting machine and instead receive a paper ballot. If a*
10 *unit's owner returns the form to the association within 15 days*
11 *after receiving the notice, the association shall send a paper ballot*
12 *and a return envelope, prepaid by United States mail, to the*
13 *mailing address of the unit's owner or to any other mailing*
14 *address designated in writing by the unit's owner.*

15 (4) *A meeting of the units' owners must be held in the*
16 *manner set forth in NRS 116B.445 or 116B.450 to open and count*
17 *the paper ballots and review and announce the results obtained*
18 *from the electronic ballots or voting machine, as applicable, and*
19 *enter the results into the meeting record. Any paper ballots must*
20 *be opened and counted in a manner that may be readily observed*
21 *by the units' owners in attendance at the meeting and must not*
22 *occur privately behind closed doors or in an area that is not open*
23 *to observation by the units' owners in attendance.*

24 (5) *Any electronic voting must be conducted by an*
25 *independent third-party through the use of an online voting*
26 *system, a voting machine, or both an online voting system and a*
27 *voting machine. The independent third-party shall be deemed to be*
28 *a data collector pursuant to NRS 603A.030 and is subject to the*
29 *obligations and liabilities of chapter 603A of NRS with regard to*
30 *the security and privacy of any personal information, as that term*
31 *is defined in NRS 603A.040, that is provided or maintained*
32 *through the use of an online voting system or voting machine. The*
33 *independent third-party conducting the electronic voting may not*
34 *be any of the following persons and may not share voting results*
35 *or information with any of the following persons before the*
36 *meeting held pursuant to subparagraph (4):*

37 (I) *A candidate for or member of the executive board or*
38 *an officer of the association;*

39 (II) *A person who resides in a unit with, is married to, is*
40 *domestic partners with, or is related by blood, adoption or*
41 *marriage within the third degree of consanguinity or affinity to*
42 *another person who is a member of the executive board or an*
43 *officer of the association or performs the duties of a community*
44 *manager for the association;*



1 (III) *An officer, employee, agent or director of a*
2 *corporate owner of a unit, a trustee or designated beneficiary of a*
3 *trust that owns a unit, a partner of a partnership that owns a unit,*
4 *a member or manager of a limited-liability company that owns a*
5 *unit or a fiduciary of an estate that owns a unit if the unit is also*
6 *owned by another person who is a member of the executive board*
7 *or an officer of the association or serves as the community*
8 *manager for the association;*

9 (IV) *A person who performs the duties of a community*
10 *manager for the association, an affiliate of the community*
11 *manager, an employee of the company by whom the*
12 *community manager is employed or an affiliate of the company,*
13 *the spouse of any such person or the parent or child of any such*
14 *person by blood, adoption or marriage;*

15 (V) *The declarant of the association or an affiliate of the*
16 *declarant;*

17 (VI) *A unit's owner or resident of the association; or*

18 (VII) *Any person who stands to gain any personal profit*
19 *or compensation of any kind from a matter before the executive*
20 *board of the association other than payment only for conducting*
21 *voting services for the association.*

22 10. If the declaration requires that votes on specified matters
23 affecting the condominium hotel must be cast by the lessees of
24 leased units rather than the units' owners who have leased the units:

25 (a) This section applies to the lessees as if they were the units'
26 owners;

27 (b) The units' owners who have leased their units to the lessees
28 may not cast votes on those specified matters;

29 (c) The lessees are entitled to notice of meetings, access to
30 records and other rights respecting those matters as if they were the
31 units' owners; and

32 (d) The units' owners must be given notice, in the manner
33 provided in this chapter, of all meetings at which the lessees are
34 entitled to vote.

35 11. If any votes are allocated to a unit that is owned by the
36 association, those votes may not be cast, by proxy or otherwise, for
37 any purpose.

38 12. *As used in this section, "online voting system" means an*
39 *Internet-based voting system with a process that has the ability:*

40 (a) *To authenticate:*

41 (1) *The identity of a unit's owner; and*

42 (2) *The validity of each electronic vote to ensure that the*
43 *vote is not altered in transit;*



1 ***(b) To enable a unit's owner to transmit an electronic ballot to***
2 ***the online voting system in a way that ensures the secrecy and***
3 ***integrity of the ballot;***

4 ***(c) To transmit an electronic receipt to each unit's owner who***
5 ***casts an electronic vote;***

6 ***(d) To separate any authenticating or identifying information***
7 ***from an electronic ballot, thereby rendering it impossible to match***
8 ***an electronic ballot to a specific unit's owner;***

9 ***(e) To store electronic votes and keep them accessible to units'***
10 ***owners and the Office of the Ombudsman for the purposes of***
11 ***recounts, inspections and reviews;***

12 ***(f) To count all lawful votes; and***

13 ***(g) To identify, reject and record the basis for rejection of all***
14 ***unlawful votes, including, without limitation, a vote by a unit's***
15 ***owner whose voting rights have been suspended, a vote by a***
16 ***person who is not a unit's owner and duplicate votes.***

17 **Sec. 11.** NRS 116B.615 is hereby amended to read as follows:

18 116B.615 **1.** Money in the reserve account of an association
19 required by NRS 116B.590 may not be withdrawn without the
20 signatures of at least two members of the executive board or
21 the signatures of at least one member of the executive board and one
22 officer of the association who is not a member of the executive
23 board.

24 **2.** ***Except as otherwise provided in subsection 3, money in the***
25 ***operating account of an association may not be withdrawn without***
26 ***the signatures of at least one member of the executive board or***
27 ***one officer of the association and a member of the executive***
28 ***board, an officer of the association or the community manager.***

29 **3.** ***Money in the operating account of an association may be***
30 ***withdrawn without the signatures required pursuant to subsection***
31 ***2 to:***

32 ***(a) Transfer money to the reserve account of the association at***
33 ***regular intervals;***

34 ***(b) Make automatic payments for utilities;***

35 ***(c) Make automatic payments for the cost of any insurance***
36 ***policies maintained pursuant to NRS 116.3113;***

37 ***(d) Make automatic payments for telecommunications services***
38 ***maintained by the association, including, without limitation,***
39 ***telephone, cable, satellite and Internet services;***

40 ***(e) Make automatic payments for any services to the***
41 ***association that are billed on a monthly basis;***

42 ***(f) Make annual payments to the Office of the Ombudsman;***

43 ***(g) Make an electronic transfer of money to a state agency***
44 ***pursuant to NRS 353.1467; or***



1 *(h) Make an electronic transfer of money to the United States*
2 *Government, or any agency thereof, pursuant to any federal law*
3 *requiring transfers of money to be made by an electronic means*
4 *authorized by the United States Government or the agency thereof.*

5 *4. An association may use electronic signatures to withdraw*
6 *money in the operating account of the association if:*

7 *(a) The electronic transfer of money is made pursuant to a*
8 *written agreement entered into between the association and the*
9 *financial institution where the operating account of the*
10 *association is maintained;*

11 *(b) The executive board has expressly authorized the electronic*
12 *transfer of money; and*

13 *(c) The association has established internal accounting*
14 *controls which comply with generally accepted accounting*
15 *principles to safeguard the assets of the association.*

16 *5. As used in this section, “electronic transfer of money” has*
17 *the meaning ascribed to it in NRS 353.1467.*

18 **Sec. 12.** 1. This section becomes effective upon passage and
19 approval.

20 2. Section 6 of this act becomes effective:

21 (a) Upon passage and approval for the purpose of adopting
22 regulations and performing any other preparatory administrative
23 tasks that are necessary to carry out the provisions of that section;
24 and

25 (b) On October 1, 2023, for all other purposes.

26 3. Sections 1 to 5, inclusive, and 8 to 11, inclusive, of this act
27 become effective on October 1, 2023.

28 4. Section 7 of this act becomes effective on the effective date
29 of the regulations adopted by the Commission for Common-Interest
30 Communities and Condominium Hotels establishing the
31 requirements relating to the transfer of all books, records and other
32 papers of a client upon the termination or assignment of a
33 management agreement pursuant to that section.

