

**THE NAPA OAKS
SPECIAL MEETING OF THE BOARD OF DIRECTORS
AGENDA**

Date: November 21, 2024

Time: 6:30 pm

Place: VIA ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/83207016871?pwd=AfZbZBINSZ1O1xJfjkUiPMUwjL5xBy.1>

Meeting ID: 832 0701 6871

Passcode: 877087

One tap mobile

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At any time during the open Board Meeting, and pursuant to Section 209.0051(c) of the Texas Property Code, the board may meet in closed executive session for consultation concerning attorney – client matters, such as personnel matters, pending or threatened litigation, contract negotiations, enforcement actions, confidential attorney communications, matters involving the invasion of owners’ privacy; or matters involving parties who have requested confidentiality and the board has agreed to honor that request.

The Board of Directors will consider the following agenda items which shall be presented for deliberation and/or action:

- 1) CALL TO ORDER:**
 - a. Directors present:
 - b. Directors absent:
- 2) APPROVAL OF MINUTES OF BOARD MEETING OF 10-15-24**
- 3) ACTIONS BETWEEN MEETINGS-RATIFICATION OF EMAIL DECISIONS MADE BY THE BOARD SINCE LAST MEETING:**
 - a. Holiday decorations
 - b. Tag reader system
- 4) FINANCIAL REPORT**
 - a. Operating
 - b. Reserves
- 5) UNFINISHED BUSINESS**
 - a. 2025 Budget
- 6) NEW BUSINESS:**
- 7) HOMEOWNER FORUM:3 MINUTES PER SPEAKER**
- 8) EXECUTIVE SESSION: (AS NEEDED)**
 - a. The following items shall be discussed in executive session as needed in accordance with, and pursuant to Section 209.0051 (c) of the Texas Property Code:
 - i. Litigation, foreclosure, and/or collection process issues;
 - ii. Collections
 - iii. Enforcement and compliance issues, including any proposed fines.
 - iv. Contract negotiations
 - v. Individual hearing or appeal requests with the Board
- 9) ADJOURN TO OPEN SESSION:**
- 10) ADJOURNMENT:**