



## The Villas at the Grove Homeowners Association

<http://www.thevillasatthegrove.org>

November 19, 2020

**Subject: Membership Inspection of Association Books and Records**

Ref: (a) Art. XI of The Villas at the Grove Homeowners Association (The Villas) By-Laws  
(b) Art. 21-19,166 of the Nebraska Nonprofit Corporation Act

Per references (a) and (b), The Villa membership has a right to inspect and copy the Association's Books and Records, providing:

- Requests are made in good faith and for a proper purpose;
- The member describes with reasonable particularity the purpose and records the member desires to inspect and copy; and
- The records are directly connected with the stated purpose.

To inspect and receive copies, the member must submit a written request either by letter addressed to a board member or email by completing the correspondence form contained at <https://www.thevillasatthegrove.org/>.

The Books and Records of The Villas available for inspection are:

- |  |                                    |
|--|------------------------------------|
| 1. Articles of Incorporation                           | 9. Membership Surveys <sup>2</sup> |
| 2. Covenants   | 10. Financials <sup>3</sup>        |
| 3. By-Laws (and amendments)                            | ▪ Balance Sheet                    |
| 4. Current Biennial Report                             | ▪ Income Statement                 |
| 5. Annual Meeting Minutes                              | ▪ Bank Statements                  |
| 6. Board Meeting Minutes <sup>1</sup>                  | ▪ Operating Budget                 |
| 7. Active Board resolutions, regulations, and policies | ▪ Accounting Transaction Logs      |
| 8. Written Member Correspondence                       | ▪ Delinquency Reports              |
|  | ▪ Tax returns                      |
|  | 11. Active Service Agreements      |

<sup>1</sup> Less minutes of Executive Sessions

<sup>2</sup> Summaries only to protect privacy of the participants

<sup>3</sup> Limited to past three years

Books and records, meeting the requirements above, will be provided within five (5) business days of request.

Board of Directors:

Mike Rosso,  
President- Treasurer

Cheryl Mead,  
Vice President

Dan Collin,  
Secretary