



AR COMMUNITY CONSULTING

X-IT HOA
August 24, 2026

THIS MEETING IS BEING HELD IN PERSON ONLY AT:
The Onsite Clubhouse
9050 West Tropicana Avenue
Las Vegas, NV, 89147

Executive & Board of Directors Meeting Agenda

EXECUTIVE BOARD MEETING – Closed Session 4:30PM

- I. Call to Order/Establishment of Quorum
- II. Hearings
- III. Non-Compliance Review
- IV. Delinquency/Collections Review
- V. Review/Discussion of ARC's
- VI. Approval of Executive Session Meeting Minutes
 - a. February 6, 2026
- VII. Homeowner Correspondence
- VIII.** Other Items as Allowed Per NRS 116
- IX. Adjournment

BOARD OF DIRECTORS MEETING - Open Session 5:00PM

- I. Call to Order/Establishment of Quorum
- II. Homeowner "Agenda" Forum. (Homeowners may ask questions to the Board regarding **AGENDA ITEMS ONLY**, 3-minute limit per person)
- III. Approval of Regular Session Meeting Minutes
 - a. February 6, 2026
- IV. Approval of Monthly Financials
 - a. January, February, March, April, May, June & July 2026
- V. Old Business**
 - a. N/A
- VI. New Business**
 - a. Review/Discussion of Wrasse Pool Services Comprehensive Pool Maintenance Proposal
 - b. Review/Discussion of PRS Inspection & Roof Evaluation Proposal
 - c. Review/Discussion/Updates from XL Landscape Development
 - d. Ratification of XL Landscape Development Canary Shaping @ Pool Expense
 - e. Ratification of XL Landscape Development Remove 10 Dead & Declining Heavenly Bamboo in Front of Clubhouse Expense
 - f. Review/Discussion of Center Median Lighting Additions Proposals
 - g. Review/Discussion of PME Painting Painting Stucco Walls Surrounding X-IT HOA & TRAV, A CICC Proposal

- h. Review/Discussion of Additional True C400 Treadmill w/ Emerge Console Proposals
- i. Ratification of Summit Fire & Security Supply & Install New Fire Extinguishers & Cabinets Expense
- j. Ratification of Summit Fire & Security Fire Sprinkler Repairs Expense @ Building 21
- k. Ratification of Summit Fire & Security Fire Sprinkler Repairs Expense @ Building 18, Building 23, Building 27, Building 29 & Building 30
- l. Ratification of Advanced Technology Rosslare Format Dual Surface Windshield Headlamp RFID Archer Tag Expense
- m. Review/Discussion of Appointment to Fill BOD Vacancy

VII. Review/Discussion of Potential New Action Items

VIII. Homeowner Open Forum (3-minute limit per person)

IX. Schedule Next BOD Meeting/Adjournment

In accordance with NRS116.31083 the above agenda shall serve as notice of the Board of Directors meeting for X-IT HOA. Each meeting of the executive board shall be audio recorded unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter no later than thirty (30) days after the meeting. A period at the beginning and the end of each meeting is devoted to comments by unit owners and any discussion of those comments.

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