



February 14, 2022

Dear Southwest Vistas Homeowner,

It is, once again, time to start planning for the annual meeting of the members and election of directors. The annual meeting of the members and election of directors is scheduled for April 12, 2022. There will be two (2) Board seats available for this election, which are now held by David Schweer and Mary Long. The time and location of the meeting will be supplied to all owners at a later date.

All homeowners are encouraged to consider serving on the Southwest Vistas Homeowners Association Board of Directors.

Being a member of the Board is a very honorable and important role. The Board meets approximately 6 times per year for meetings to discuss and make decisions on the operations of the Association, and performs certain other functions between meetings. The duties of the Board require each Director to make a personal commitment and investment in their Association. The decisions and actions of the Board of Directors shape the character of your community and impact the lifestyle of everyone within the community.

If you have an interest in serving on the Southwest Vistas Homeowners Association board or you wish to nominate another homeowner, complete and return the enclosed Executive Board Candidate Statement. In addition to the Candidate Statement form, candidates may provide information (limited to one 8 ½ x 11 sheet of paper, single sided) regarding their background and qualifications for the Board.

Pursuant to NRS 116.31034 (5), if the number of candidates is equal to or less than the number of open seats on the Board, the Association will not prepare or mail any ballots to units' owners and the nominated candidates shall be deemed to be duly elected to the executive board, unless a unit's owner nominates himself within 30 days after the date of the "No Ballot" notice and such nomination(s) causes the number of candidates to exceed the number of open seats on the Board.

DEADLINE FOR RETURNING YOUR CANDIDATE STATEMENT

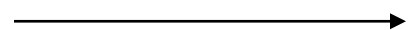
Your Executive Board Candidate Statement must be received by the Management Company no later than 5:00PM March 16, 2022 for your name to be included on the ballot.

Thank you.

Respectfully,

Southwest Vistas Board of Directors

other side for candidate nomination form



Equus Management Group
5480 Reno Corporate Drive #100, Reno, Nevada 89511
775-852-2224 – 775-852-4901 Fax
Email: Joele@equusmanagement.com

DEADLINE:
RETURN BY
MARCH 16, 2022

CANDIDACY DISCLOSURE STATEMENT
SOUTHWEST VISTAS HOMEOWNERS ASSOCIATION
(Please Print or Type)

This form will be
sent to the entire
membership

Name _____

Address _____
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No
(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

NRS 116.31034 (8) (a) & (b) and NRS 116.31034 (9) (a) & (b) states the following:

- 8. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 or 5 must:
 - (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
 - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

- 9. Except as otherwise provided in subsections 10 and 11, unless a person is appointed by the declarant:
 - (a) A person may not be a candidate for or member of the executive board or an officer of the association if:
 - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
 - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association;
 - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
 - (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
 - (1) That master association; or
 - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (8) (a)

Attach additional sheets, if necessary: _____

I am a candidate in good standing pursuant to NRS 116.31034(8) (b): Yes No

If no, please explain: _____

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

I am:

- Residing within the same unit as a board member or officer.
- Married to a board member or officer.
- Domestic partners with a board member or officer.
- None of the above**

Related to a board member by:

- Blood
- Adoption
- Marriage within the third degree of consanguinity
- Affinity to another person
- None of the above**

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Signature of candidate

Date