

HOA Meeting Checklist -- Nebraska

Annual Meetings · Board Meetings · Quorum · Minutes

Use this checklist for every HOA meeting in Nebraska. This reflects Nebraska has no comprehensive HOA/planned-community meeting statute. HOAs organized as nonprofits are governed by the Nebraska Nonprofit Corporation Act, Neb. Rev. Stat. §§21-1901 et seq. where it applies -- always verify against your governing documents, which may set a stricter rule. This is a governance aid, not legal advice.

PHASE 1 - BEFORE THE MEETING

DETERMINE MEETING TYPE

- | | |
|--|--|
| ☐ Annual / membership meeting | ☐ Regular board meeting |
| ☐ Special membership meeting | ☐ Special board meeting |

REVIEW GOVERNING DOCUMENTS

- | | |
|---|--|
| ☐ Declaration / CC&Rs | ☐ Confirm notice deadline & method
<i>Notice: 10-60 days; 30-60 days if mailed other than first-class or registered mail. §21-1...</i> |
| ☐ Bylaws | ☐ Confirm quorum requirement
<i>Quorum: 10% of votes entitled to be cast, unless articles/bylaws provide higher or lower...</i> |
| ☐ Adopted meeting/election rules | ☐ Confirm agenda notice requirements
<i>Agenda: Annual/regular notice must describe specified matters requiring member approval...</i> |

PREPARE & SEND NOTICE

- | | |
|---|--|
| ☐ Notice sent by required method
<i>Mail / hand delivery / electronic as bylaws permit</i> | ☐ Notice includes: election information (if applicable) |
| ☐ Notice sent within required window | ☐ Notice includes: proxy instructions (if applicable) |
| ☐ Notice includes: date, time, location | ☐ Affidavit / proof of notice prepared |
| ☐ Notice includes: agenda items
<i>Annual/regular notice must describe specified matters requiring member approval; special ...</i> | |

Watch out: Do not copy last year's notice without checking whether the meeting involves an election, amendment, budget change, or director removal - those may require different notice language or a longer window.

BUILD THE QUORUM WORKSHEET

TOTAL VOTING INTERESTS

VOTES NEEDED FOR QUORUM

NOTICE SENT DATE

MINUTES RECORDER

QUORUM REQUIREMENT

10% of votes entitled to be cast, unless...

MEETING DATE / TIME

NOTICE METHOD

ELECTION REQUIRED?

Yes / No

VERIFY PROXIES (MEMBERSHIP MEETINGS)

- | | |
|---|---|
| ☐ Each proxy is signed | ☐ No conflicting / duplicate proxies |
| ☐ Each proxy is dated | ☐ Proxies logged in a proxy register |

☐ Each proxy identifies the meeting

☐ Proxy validity / expiration checked

Permitted unless articles/bylaws prohibit or limit; 11-month default, maximum 3 years, re...

☐ Proxy is from an eligible voting interest

ELECTION PREPARATION (IF APPLICABLE)

☐ Candidate eligibility confirmed

☐ Who counts ballots - identified in advance

☐ Nomination procedure followed

☐ Tie procedure established

☐ Voting method determined (secret / open ballot)

☐ Ballot / proxy forms prepared

PHASE 2 - AT THE MEETING

OPENING

☐ Call meeting to order - record exact time

☐ Identify presiding officer

☐ Confirm proof of notice

☐ Identify minutes recorder

ESTABLISH QUORUM -- BEFORE ANY VOTE

OWNERS PRESENT

VALID PROXIES

TOTAL REPRESENTED

REQUIRED FOR QUORUM

QUORUM ACHIEVED?

10% of votes entitled to be cast, unless...

Yes / No

If quorum is not met: do NOT conduct member business. Call the meeting to order, announce the quorum calculation, and follow the applicable adjournment procedure. In Nebraska: No general reduced-quorum procedure — if less than one-third of voting power is present, only matters described in the notice may be voted upon at an annual/regular meeting. §21-1961(d).

CONDUCT THE MEETING

☐ Follow the prepared agenda

☐ Do not vote on matters outside the agenda

Especially amendments, assessments, director removal

☐ State each motion clearly before voting

☐ Do not conduct member business at a board meeting

☐ Record who made and seconded each motion

☐ Member speaking rights observed

Open meetings: No statutory member right to attend nonprofit board meetings.

☐ Record the exact vote count and result

EXECUTIVE / CLOSED SESSION (BOARD MEETINGS)

☐ Valid statutory basis identified before closing

☐ Entry time recorded in minutes

☐ Exit time recorded in minutes

☐ Formal vote (if any) taken in open session after reconvening

☐ Post-session summary entered in minutes where required

Executive session is not a general privacy button. "We'd rather discuss this privately" is not a statutory basis. In Nebraska, permitted categories: No statutory nonprofit executive-session categories located.

IF NO QUORUM -- ADJOURNMENT

☐ Quorum calculation announced and recorded

☐ Motion to adjourn made and passed

☐ New date / time / place announced or noted for re-notice

ADJOURNMENT

☐ Motion to adjourn made

☐ Adjournment time recorded

☐ All proxies and attendance records preserved

☐ Adjournment procedure followed

No general reduced-quorum procedure — if less than one-third of voting power is present,

☐ Ballots / proxies retained

Do not discard - needed if results are challenged

PHASE 3 - AFTER THE MEETING

DRAFT MINUTES -- PROMPTLY

☐ Association name, meeting type, date, time, location

☐ Presiding officer and minutes recorder identified

☐ Proof of notice recorded

☐ Quorum calculation recorded

Owners present + valid proxies = total represented vs. required

☐ Each motion stated precisely

☐ Maker and seconder of each motion

☐ Vote count and result for each motion

☐ Election results recorded

☐ Executive session entry / exit times and any required summary

☐ Adjournment time recorded

Minutes are an official record, not a transcript. Record what was decided, not every word spoken. Avoid personal commentary. Good example: "Motion by Smith, seconded by Jones, to approve the landscaping contract for \$12,000. Passed 4-1." Bad example: "There was a long discussion and people seemed pretty divided."

RECORDS & FOLLOW-UP

☐ Minutes approved at next appropriate meeting

☐ Ballots and proxies retained

Minutes retention: No specific numerical statutory retention period located.

☐ Records available for member inspection as required

☐ Any required post-meeting notices sent

e.g. election results broadcast, assessment notices

☐ Action items assigned with owner and deadline

☐ Next meeting date confirmed and calendared

NEBRASKA QUICK REFERENCE

Governing statute	Nebraska has no comprehensive HOA/planned-community meeting statute. HOAs organized as nonprofits are governed by the Nebraska Nonprofit Corporation Act, Neb. Rev. Stat. §§21-1901 et seq.
Member meeting notice	10-60 days; 30-60 days if mailed other than first-class or registered mail. §21-1955(c)(1).
Agenda in notice	Annual/regular notice must describe specified matters requiring member approval; special notice must describe the matter(s) for which the meeting is called. §21-1955(c)(2)-(3).
Member quorum default	10% of votes entitled to be cast, unless articles/bylaws provide higher or lower. §21-1961(a).
Proxy rules	Permitted unless articles/bylaws prohibit or limit; 11-month default, maximum 3 years, revocable. §21-1963.
If quorum fails	No general reduced-quorum procedure — if less than one-third of voting power is present, only matters described in the notice may be voted upon at an annual/regular meeting. §21-1961(d).
Board meetings open	No statutory member right to attend nonprofit board meetings.
Board meeting notice	Regular meetings may be held without notice unless articles/bylaws provide otherwise; special meetings require notice as prescribed by articles/bylaws.

Board quorum default	Majority of directors in office, unless articles/bylaws provide otherwise; never less than the greater of one-third of directors or two directors. §21-1984(a).
Executive session	No statutory nonprofit executive-session categories located.
Minutes retention	No specific numerical statutory retention period located.
Citation	Neb. Rev. Stat. §§21-1955, 21-1961, 21-1963, 21-1984.

These reflect statutory defaults for Nebraska and apply only when your governing documents do not specify otherwise -- your declaration and bylaws generally control. This checklist is a governance aid, not legal advice. For contested elections, amendments, director removal, or disputed voting rights, have the association's attorney review the procedure before the meeting.