

An executive session at which members of the homeowner's association are excluded may be held upon a majority vote of the board for the following purposes:

- To consider matters of personnel, hiring, bid review, or contract negotiation;
- To consider records that are not subject to disclosure under part 11, chapter 30, title 30, Idaho Code;
- To consult with an attorney for the purpose of obtaining legal advice. The mere presence of legal counsel at a board meeting shall not justify entering into executive session;
- To discuss ongoing or potential litigation, mediation, arbitration, or administrative proceedings
- To discuss sensitive matters related to an individual member's property or assessments, such as violations or delinquent assessments.

#### Minutes

- Kept as the sole record of the meeting.
- Recorded separately from the minutes of a regular or special board meeting.
- Are confidential.
- Circulated only to those in attendance.
- Members who wish to inspect the minutes must do so in accordance with Idaho Code 30-30.
- Approved at the next regular or special board meeting (by those who attended the executive session) or in the next executive session