

214 (iv) if a management committee member may participate by means of electronic  
 215 communication, provide the information necessary to allow the unit owner to participate by the  
 216 available means of electronic communication.

217 (2) (a) Except as provided in Subsection (2)(b), a meeting shall be open to each unit  
 218 owner or the unit owner's representative if the representative is designated in writing.

219 (b) A management committee may close a meeting to:

220 (i) consult with an attorney for the purpose of obtaining legal advice;

221 (ii) discuss ongoing or potential litigation, mediation, arbitration, or administrative  
 222 proceedings;

223 (iii) discuss a personnel matter;

224 (iv) discuss a matter relating to contract negotiations, including review of a bid or  
 225 proposal;

226 (v) discuss a matter that involves an individual if the discussion is likely to cause the  
 227 individual undue embarrassment or violate the individual's reasonable expectation of privacy;

228 or

229 (vi) discuss a delinquent assessment or fine.

230 (3) (a) At each meeting, the management committee shall provide each unit owner a  
 231 reasonable opportunity to offer comments.

232 (b) The management committee may limit the comments described in Subsection (3)(a)  
 233 to one specific time period during the meeting.

234 (4) A management committee member may not avoid or obstruct the requirements of  
 235 this section.

236 (5) Nothing in this section shall affect the validity or enforceability of an action of a  
 237 management committee.

238 (6) The provisions of this section do not apply during the period of administrative  
 239 control.

240 (7) The provisions of this section apply regardless of when the condominium project's  
 241 initial declaration was recorded.

241a **Ĥ→ (8) The notice requirements described in this section are in addition to any other**  
 241b **requirements in statute or in the association of unit owners' governing documents. ←Ĥ**

242 Section 3. Section **57-8a-102** is amended to read:

243 **57-8a-102. Definitions.**

244 As used in this chapter:

431 control.

432 (7) The provisions of this section apply regardless of when the association's first  
433 governing document was recorded.

433a **Ĥ→ (8) The notice requirements described in this section are in addition to any other**  
433b **requirements in statute or in the association's governing documents. ←Ĥ**

434 Section 7. **Effective date.**

435 This bill takes effect on July 1, 2015.

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**Legislative Review Note**  
as of 2-18-14 12:49 PM

**Office of Legislative Research and General Counsel**