

[(1)] (M) "Unaffiliated declarant" means a person who is not affiliated with the vendor of a lot but who has subjected such property to a declaration required to be disclosed by this title.

11B-111.

Except as provided in this title, and notwithstanding anything contained in any of the documents of the homeowners association:

(1) Subject to the provisions of paragraph [(3)] (4) of this section, all meetings of the homeowners association, including meetings of the board of directors or other governing body of the homeowners association or a committee of the homeowners association, shall be open to all members of the homeowners association or their agents;

(2) All members of the homeowners association shall be given reasonable notice of all regularly scheduled open meetings of the homeowners association;

~~(3) SUBJECT TO REASONABLE RULES ADOPTED BY THE GOVERNING BODY, A GOVERNING BODY OR COMMITTEE SHALL PROVIDE A DESIGNATED PERIOD OF TIME DURING A MEETING TO ALLOW LOT OWNERS AN OPPORTUNITY TO COMMENT ON ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION;~~

(3) (I) THIS PARAGRAPH DOES NOT APPLY TO ANY MEETING OF A HOMEOWNERS ASSOCIATION GOVERNING BODY THAT OCCURS AT ANY TIME BEFORE THE LOT OWNERS, OTHER THAN THE DEVELOPER, HAVE A MAJORITY OF VOTES IN THE HOMEOWNERS ASSOCIATION, AS PROVIDED IN THE DECLARATION;

(II) SUBJECT TO SUBPARAGRAPH (III) OF THIS PARAGRAPH AND TO REASONABLE RULES ADOPTED BY A GOVERNING BODY, A GOVERNING BODY SHALL PROVIDE A DESIGNATED PERIOD OF TIME DURING A MEETING TO ALLOW LOT OWNERS AN OPPORTUNITY TO COMMENT ON ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION;

(III) DURING A MEETING AT WHICH THE AGENDA IS LIMITED TO SPECIFIC TOPICS OR AT A SPECIAL MEETING, THE LOT OWNERS' COMMENTS MAY BE LIMITED TO THE TOPICS LISTED ON THE MEETING AGENDA; AND

(IV) THE GOVERNING BODY SHALL CONVENE AT LEAST ONE MEETING EACH YEAR AT WHICH THE AGENDA IS OPEN TO ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION;

[(3)] (4) A meeting of the board of directors or other governing body of the homeowners association or a committee of the homeowners association may be held in closed session only for the following purposes:

- (i) Discussion of matters pertaining to employees and personnel;
- (ii) Protection of the privacy or reputation of individuals in matters not related to the homeowners association's business;
- (iii) Consultation with legal counsel;