GORILLA CONDOS

Robert's Rules of Order for HOA Boards

State comparison table

State	Owners may attend board meetings	Board meeting notice	Statute
Arizona	Yes	48 hours, after declarant control ends	A.R.S. 33-1804; 33-1248
California	Yes, except in executive session	4 days	Cal. Civ. Code 4925; 4920(a)
Colorado	Yes	No fixed period set	C.R.S. 38-33.3-308
Florida	Yes, with limited closed-door exceptions	Planned communities: 48 continuous hours, with agenda items	Fla. Stat. 720.303(2)
Georgia	No statutory requirement found	No separate board rule	None found
Illinois	Yes (planned communities)	48 hours	765 ILCS 160/1-40(b); 605/18(a)(9)
Maryland	Yes (planned communities)	Reasonable notice, no fixed count (planned communities)	Md. Real Prop. 11B-111
North Carolina	Owners may attend part of a meeting and speak	No fixed period set	N.C. Gen. Stat. 47F-3-108(b)
New Jersey	Yes, with listed closed topics	"Adequate notice," days set by bylaws	N.J.S.A. 45:22A-46(a)
Nevada	Yes	10 days, except in an emergency	NRS 116.31085; 116.31083(2)
Ohio	No, unless the board authorizes it (planned communities)	Bylaws set it	Ohio Rev. Code 5312.04(F); 5312.02(B)(8)
South Carolina	No statutory right found	None for a regular meeting under the default rule, unless the bylaws require it	S.C. Code 33-31-822(a)
Texas	Yes (planned communities), with listed closed topics	144 hours (6 days)	Tex. Prop. Code 209.0051
Virginia	Yes (planned communities)	No fixed count	Va. Code 55.1-1816

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Washington	Yes	14 days	RCW 64.90.445

Sources and statute citations are listed in the table. Check the current text before relying on any figure.