

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION
C/O LEVEL PROPERTY MANAGEMENT
8966 Spanish Ridge Ave, Ste 100 • Las Vegas, Nevada 89148 Tel: 702-433-0149 • Fax: 702-444-2416

BOARD OF DIRECTORS
MEETING MINUTES

Board Members Present

Doug Forster	President
John Fontanini	Vice-President
Ray Trujillo	Treasurer
Stephen Suhr	Secretary

Management Present

Kendall	Level Management
Abbott,	
CMCA	

Board Members Absent

Matt Levin	Director
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Others Present

CALL TO ORDER: The President Doug Forster called the meeting to order at 6:37 pm at the offices of Level Management

QUORUM: A quorum for 4 board members was present at the meeting.

HOMEOWNER FORUM: In accordance with NRS 116, the floor was opened to owners present to direct their concerns or issues to the board. The comments included: The violation process, listing all meeting dates in the newsletter, foreclosed units and maintenance of those properties.

APPROVAL OF MINUTES: Ray motioned to approve the minutes of the July 19, 2009 meeting as presented. John seconded. All approved. Motion carried.

FINANCIAL REPORT: John motioned to approve the financial report as presented for July 2009. Ray seconded. All approved. Motion carried.

REVIEW AND APPROVAL OF INSURANCE PROPOSALS: Ray motioned to renew the policy with LaBarre-Oksnee insurance for the community. Stephen seconded. All approved. Motion carried.

DISCUSSION OF WATER LEECHING AT PERIMETER WALLS: The board discussed the issue of water leeching from homeowner backyards through perimeter walls in the community. The board took no action on this item.

ACCEPTANCE OF BOARD MEMBER RESIGNATION: John motioned to accept the resignation of board member Matt Levin. Ray seconded. All approved. Motion carried.

APPOINTMENT OF NEW BOARD MEMBER TO FILL VACANCY: John motioned to approve the

REVIEW OF LANDSCAPING ISSUES: The board reviewed replacing common area landscaping features. The board took no action.

REVIEW OF LEGAL ISSUES: The board reviewed the legal opinion provided by John Leach regarding homeowner landscaping perimeter yard areas. The board requested that management

BOD Mtg Minutes

Continued:

prepare a policy to address the landscape maintenance issues in these areas to be adopted at the October 2009 board meeting.

ARCHITECTURAL COMMITTEE REPORT: There was no update available from the committee. The board took no action.

SOCIAL COMMITTEE REPORT: Shannon reviewed the National Night Out event of August 4, 2009. Shannon also asked each board member to get two vendors committed to contribute to the event. The board took no action on this item.

Adoption of the 2010 budget: Ray motioned to adopt the 2010 budget at \$23/ monthly per unit. John seconded. All approved. Motion carried.

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SCHEDULE NEXT MEETING: The next board of directors meeting is scheduled for October 22, 2009 for budget ratification. The next executive session meeting will be September 17, 2009.

ADJOURNMENT: There being no further business to be addressed, the meeting was adjourned at 7:35 pm.

RESPECTFULLY SUBMITTED:

ATTEST:

Kendall Abbott Manager

Secretary