

Shadow Mountain Ranch Community Association

(Level Property Management Office)

8966 Spanish Ridge Avenue Suite 100, Las Vegas, NV

September 18, 2008, 6:30 PM

Budget Ratification Meeting Minutes

Board Members Present:

Matthew Levin	Director
Doug Forster	President
Malik Ahmad	Secretary

Board Members Absent:

John Fontanini	Vice President
Ray Trujillo	Treasurer

Management:

Kendall Abbott	Level Property Management
Bill Wyszczelski	Level Property Management

- I. **ESTABLISHMENT OF QUORUM/CALL TO ORDER-** The board called the meeting to order at 6:47 pm.
- II. **HOMEOWNER OPEN FORUM-** In accordance with the governing documents, the floor was opened for homeowner concerns and comments. There was no homeowner commentary, as none were present.
- III. **COMMITTEE REPORTS-** No action
- IV. **FINANCIAL REPORT-** Matt motioned to approve the October 2008 financial statements as presented. Malik seconded, all approved. Motion carried.
- V. **APPROVAL OF MINUTES- October 21, 2008-** Malik motioned to approve the October 12, 2008 meeting minutes as presented. Matt seconded, all approved. Motion carried.
- VI. **NEW BUSINESS**
 - A. **Review/approval of audit bids-** Matt motioned to approve the bid from Hilburn and Lein. Malik seconded, all approved.
 - B. **Discussion of options for overgrown trees in perimeter areas – possible approval of bid for specific address--** Malik motioned to approve the tree trimming expenditure up to \$150, pending the review of the trimming as needed. Matt seconded, all approved. Motion carried.
- VII. **ESTABLISH NEXT MEETING DATE-** The board will next meet on January 15, 2009.
- VIII. **ADJOURNMENT-** With no further business, the board adjourned the meeting at 7:11 pm.

RESPECTFULLY SUBMITTED,

ATTEST:

Level Management


