

**SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES 07.16.09
8966 SPANISH RIDGE AVENUE #100
LAS VEGAS, NV 89148
(LEVEL PROPERTY MANGEMENT OFFICE)**

Board members present:

Doug Forster
John Fontanini
Ray Trujillo
Matt Levin
Stephen Suhr

Others present:

Kendall Abbott
Level Property Management

CALL TO ORDER: The meeting was called to order at 6:39 pm.

HOMEOWNER OPEN FORUM-in accordance with Nevada Law, the floor was opened to homeowner comments. There was no homeowner commentary.

APPROVAL OF MINUTES-John motioned to approve the meeting minutes of the May 21, 2009 board meeting as presented. Matt seconded. All approved. Motion carried.

FINANCIAL REPORT- Ray motioned to accept the February, May, and June 2009 financials as presented. John seconded. All approved. Motion carried.

REVIEW AND APPROVAL OF LANDSCAPE MAINTENANCE CONTRACT AND WATER AUDITS- The board tabled the item indefinitely.

REVIEW AND APPROVAL OF LANDSCAPE REPLACEMENT CONTRACT- The board tabled the item indefinitely.

REVIEW OF WATER AUDIT AND LANDSCAPE IRRIGATION ISSUES- The board tabled the item indefinitely.

RATIFICATION OF INSURANCE PROPOSAL APPROVAL- The board postponed this item until the next meeting, as proposals from insurance vendors have not been presented yet.

REVIEW OF 2009 RESERVE EXPENDITURES- The reserve study had the following items scheduled for repair and replacement for 2009:

Monument maintenance: No action needed. The signage was replaced 2 years ago.

Wrought Iron Fencing: Action needed. Management will collect bids for the repair and replacement of all crash gates in the community

Irrigation Clocks: No action needed. The clocks were replaced 2 years ago.

Landscape Contingency: Action needed. The board is researching removal of damaging landscaping components.

APPOINTMENT OF LANDSCAPE COMMITTEE- Doug motioned to appoint Debra Carter Chair of the Landscaping Committee. John Seconded. All approved. Motion carried.

SOCIAL COMMITTEE REPORT- Shannon Hall, the chair person of the social committee reviewed the National Night Our program scheduled for 08.04.09. Shannon also requested all board members recruit 2 businesses to be part of the Halloween "Trunk-Or-Treat" event.

ARCHITECTURAL COMMITTEE REPORT- Debra Carter, Chair of the ARC committee reviewed current requests and requested clarification from the board on installation of decorative entry gates.

Ray motioned to appoint Dan Eden as co-chair to the committee, Matt seconded. All approved. Motion carried.

REVIEW OF LEGAL ISSUES- The board reviewed correspondence of current legal issues. No action taken.

ESTABLISH NEXT MEETING DATE- August 20, 2009 (Budget Adoption)
ADJOURNMENT- With no further business, the board adjourned at 8:28 pm.

RESPECTFULLY SUBMITTED:

ATTEST:

Level Property Management

Secretary

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