

Shadow Mountain Ranch Community Association

(Level Property Management Office)

8966 Spanish Ridge Avenue Suite 100, Las Vegas, NV

September 18, 2008, 6:30 PM

Board of Directors Meeting Minutes

Board Members Present:

John Fontanini	Vice President
Matthew Levin	Director
Doug Forster	President
Ray Trujillo	Treasurer

Board Members Absent:

Malik Ahmad	Secretary
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Management:

Kendall Abbott	Level Property Management
Bill Wyszczelski	Level Property Management

- I. **ESTABLISHMENT OF QUORUM/CALL TO ORDER:** Meeting called to order at 6:40 PM. Four of five board members present for a quorum.
- II. **INTRODUCTION OF BOARD MEMBERS and MANAGEMENT PRESENT**
- III. **HOMEOWNER OPEN FORUM:** One owner present.
- IV. **FINANCIAL REPORT- August 2008:** Ray Trujillo made and Matt Levin seconded a motion to approve the financials. Motion carried unanimously.
- V. **APPROVAL OF MINUTES- August 19, 2008:** Ray Trujillo made and John Fontanini seconded a motion to approve the minutes. Motion carried unanimously.
- VI. **OLD BUSINESS**
 - A. **Review/ adoption of collection policy:** Matt Levin made and Ray Trujillo seconded a motion to approve the collection policy drafted by Level Property Management. There are no material changes to the current policy. Motion carried unanimously.
 - B. **Review/adoption of penalty policy:** Ray Trujillo made and John Fontanini seconded a motion to approve the standard three step compliance policy drafted by Level Property Management. Motion carried unanimously.
 - C. **Review/adoption to pass on cost of compliance mailing to homeowners in violation:** John Fontanini made and Matt Levin seconded a motion to end the practice of sending hearing notices by certified mail, and to send them only by regular mail. Certified letters will continue to be sent for fine and continuing fine notices, but those charges will not be passed on to the homeowner at this time. This policy will be reviewed after 6 months. Motion carried unanimously.
 - D. **Review of Insurance policies:** Postponed.
 - E. **Discussion of doggie station locations:** Board will review community maps and decide on changes to doggie station locations.
- VII. **NEW BUSINESS**
 - A. **Adoption of 2009 budget:** Matt Levin made and John Fontanini seconded a motion to adopt the proposed 2009 budget with no increase in assessments. Motion carried unanimously.
- VIII. **ESTABLISH NEXT MEETING DATE- October 23, 2008**
- IX. **ADJOURNMENT:** Meeting adjourned at 7:10 PM.


