

# Shadow Mountain Ranch Community Association

(Level Property Management Office)

8966 Spanish Ridge Avenue Suite 100, Las Vegas, NV

October 23, 2008, 6:30 PM

## Board of Directors Meeting Minutes

### Board Members Present:

John Fontanini	Vice President
Doug Forster	President
Ray Trujillo	Treasurer

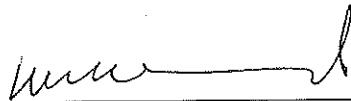
### Board Members Absent:

Matthew Levin	Director
Malik Ahmad	Secretary

### Management:

Bill Wyszczelski	Level Property Management
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- I. **ESTABLISHMENT OF QUORUM/CALL TO ORDER:** Meeting called to order at 6:35 PM. Three of five board members present for a quorum.
- II. **INTRODUCTION OF BOARD MEMBERS and MANAGEMENT PRESENT**
- III. **HOMEOWNER OPEN FORUM:** 5 owners present.
- IV. **FINANCIAL REPORT- September 2008:** Ray Trujillo made and John Fontanini seconded a motion to approve the financials. Motion carried unanimously.
- V. **APPROVAL OF MINUTES- September 18, 2008:** John Fontanini made and Ray Trujillo seconded a motion to approve the minutes. Motion carried unanimously.
- VI. **OLD BUSINESS**
  - A. **Ratification of insurance policy:** Ray Trujillo made and John Fontanini seconded a motion to approve the automatic renewal of the current insurance policy. Motion carried unanimously.
- VII. **NEW BUSINESS**
  - A. **Review of 2009 reserve expenditures:** Reviewed. No further action requested.
  - B. **Review of outstanding landscaping items:** Representatives of Green Valley Landscape were present. Board approved the installation of four "smart" valves at no charge to the association. Board also asked for a proposal for the installation of those valves at all remaining locations.
- VIII. **ESTABLISH NEXT MEETING DATE- November 13, 2008**
- IX. **ADJOURNMENT:** Meeting adjourned at 7:14 PM.



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