

**SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES 05.21.09
8966 SPANISH RIDGE AVENUE #100
LAS VEGAS, NV 89148
(LEVEL PROPERTY MANGEMENT OFFICE)**

Board members present: Doug Forster
John Fontanini
Ray Trujillo
Matt Levin
Board members Absent: Malik Ahmad
Others present: Kendall Abbott
Robert Hicks
Level Property Management

CALL TO ORDER: The meeting was called to order at 6:30pm.

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 February 19, 2009, March 19, 2009, and the April 16, 2009 minutes as presented. Ray seconded. All approved. Motion carried.

FINANCIAL REPORT- Ray motioned to accept the April 2009 financials. John seconded. All approved. Motion approved.

DISCUSSION OF LANDSCAPING MAINTENANCE FOR VACANT UNITS- The board discussed landscape maintenance for streetscape landscaping deeded to homeowners by Pardee, which could be maintained by the association, to present a more manicured appearance of the community. The Board requested management seek legal opinions and information from the Southern Nevada Water Authority. No action was taken on this item by the board.

REVIEW AND APPROVAL OF ANY LANDSCAPE MAINTENANCE PROPOSALS- The board had no proposals to review, and took no action.

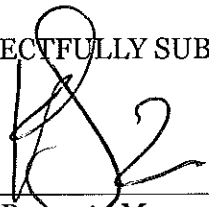
REVIEW AND APPROVAL IF ANY GENERAL MAINTENANCE PROPOSALS- The board had no proposals to review, and took no action.

REVIEW AND APPROVAL OF LANDSCAPE MAINTENANCE CONTRACT AND WATER AUDIT PROPOSALS- The board postponed this item until their next meeting.

ESTABLISH NEXT MEETING DATE- July 16, 2009.

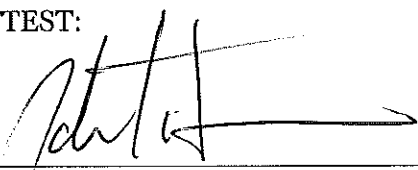
ADJOURNMENT- With no further business, the board adjourned at 7:03 pm.

RESPECTFULLY SUBMITTED:



Level Property Management

ATTEST:



Secretary