

# SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

8966 Spanish Ridge Avenue, Suite 100

Las Vegas, NV 89148

Phone: (702) 433-0149

[www.levelprop.com](http://www.levelprop.com)

Fax: (702) 444-2416

## MEETING NOTICE

### BOARD MEETING

7:30 p.m. November 3, 2015

Office of Level Property Management

8966 Spanish Ridge Ave. Suite 100, Las Vegas, NV 89148

### AGENDA

#### BOARD OF DIRECTORS IN EXECUTIVE SESSION 6:30 PM (CLOSED TO OWNERS)

1. Call to Order/Establishment of a Quorum
2. Minutes from August 12, 2015 meeting\*
3. Hearings (*deliberate and take action on violations of the governing documents*)
4. Appeals (*deliberate and take action on unit owner appeals from imposition of fines*)
5. Legal
6. Delinquent Homeowner Accounts (*Discussion of collectability from particular unit owners and potential write-offs. Write off amounts to be approved in regular session.*)
7. Adjournment

#### BOARD OF DIRECTORS MEETING 7:30 P.M.

1. Call to Order/Establishment of a Quorum  
***Per NRS 116 all Open Session Board Meetings will now be audio taped***
2. Homeowners' Forum -(Homeowners are permitted to speak to the Board of Directors in open forum, but are asked to limit their concerns to 3 minutes and to only speak about items on the agenda at this time. Once the forum is closed, no additional homeowner input will be permitted.)
3. Review/Approval of September 15, 2015, Board of Directors meeting minutes\*
4. Review/Acceptance of August and September 2015 Financials\*
5. Bad Debt Write-Offs per NRS 116\*
6. Update on Legal Status
7. Unfinished Business\*
  - a. Review/Discuss possible painting of all perimeter walls
  - b. Review/Discuss selection of collection company
8. New Business\*
  - a. Review/Discuss adoption of 2016 Budget
  - b. Review/Discuss adoption of Collection Policy
  - c. Review/Discuss adoption of Penalty Policy
9. Homeowners' Forum – (Homeowners are permitted to speak to the Board of Directors in open forum, but are asked to limit their concerns to 3 minutes. Discussion at this time may be related to any items involved with the community.)
10. Establish next meeting date
11. Adjournment

**NOTE:** \*Action may be taken on these items. In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Shadow Mountain Ranch Community Association. Unit Owners are not entitled to attend or speak at a meeting of the Executive Board held in Executive Session. [NRS 116.31085(7)]. An Executive Board may meet in Executive Session to discuss violations of the governing documents and discuss other matters as specified in NRS 116.31085(3). Upon request, Unit Owners may receive a copy of the minutes of the meeting, or a summary of the minutes, in electronic format at no charge or, if the association is unable to provide a copy in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter (if applicable). [NRS 116.31083 (4)(a)] **This is a draft agenda.** The agenda items are subject to change. Copies of the finalized agenda may be obtained from the management office on the day of the meeting or by request, sent via email.