

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

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MEETING NOTICE

BOARD MEETING

7:30 p.m. September 27, 2016

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 July 26, 2016 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 July 26, 2016 Board of Directors and Organizational meeting minutes*
4. Review/Acceptance of July and August 2016 Financials*
5. Bad Debt Write-Offs per NRS 116*
6. Update on Legal Status
7. Unfinished Business*
 - a. Review/Discuss replacement of flowers in pots
8. New Business*
 - a. Review/Discuss addition of sandstone monument signs
 - b. Review/Discuss addition of monument sign at W. Diablo and Hualapai
 - c. Review/Discuss plant selection and placement at each monument sign
 - d. Review/Discuss adoption of 2017 budget
 - e. Review/Discuss collection company
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.