

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

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MEETING NOTICE

BOARD MEETING

6:30 p.m. October 22, 2018

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 14, 2018 meeting and corrected January 30, 2017 meeting minutes
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 PM

Per NRS 116 all Open Session Board Meetings will be audio recorded

1. Call to Order/Establishment of a Quorum
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. Summary of executive session Board of Directors meeting held August 14, 2018
4. Review/Approval of July 10, 2018 Board of Directors meeting minutes
5. Review/Acceptance of April, May, June, July, August and September 2018 Financials
6. Bad Debt Write-Offs per NRS 116
7. Update on the current status of any civil action, mediation or arbitration claims
8. Unfinished Business
 - a. Review/Discuss plant selections at the monument signs
 - b. Review/Discuss installation of additional plants at areas omitted from prior project
9. New Business
 - a. Review/Discuss locations for potential landscaping enhancement project
 - b. Review/Discuss Spring 2019 pot plantings
 - c. Review/Discuss revised pet waste removal contract
 - d. Review/Discuss acceptance of 2017 fiscal year audit
 - e. Review/Discuss 2019 Budget Adoption
 - f. Review/Discuss drafting of Fine Schedule
10. 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 related to the community.)**
11. Establish Next Meeting Date
12. Adjournment

NOTE: Action may be taken on all 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.