

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

Phone: (702) 433-0149 www.levelprop.com Fax: (702) 444-2416

BOARD OF DIRECTORS MEETINGS AGENDA

5:30 P.M., July 21, 2021

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

Zoom Online Meeting Login URL: [Contact Level Community Management](#)

Meeting Password (needed for phone or online participation): [Contact Level Community Management](#)

Meeting ID #: [Contact Level Community Management](#)

Conference Call Number: 1 253 215 8782

BOARD OF DIRECTORS IN EXECUTIVE SESSION 4:30 PM (CLOSED TO OWNERS)

1. Call to Order/Establishment of a Quorum
2. Minutes from May 26, 2021, meeting minutes
3. Hearings
4. Appeals
5. Legal
6. Delinquent Homeowner Accounts
7. Adjournment

BOARD OF DIRECTORS MEETING –5:30 PM

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

1. Call to Order/Establishment of a Quorum
2. Homeowners' Forum – **Homeowners are permitted to address the Board of Directors in open forum, but are asked to limit their concerns to three 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. If unable to participate in the meeting, you may submit comments via email to Ashley.Livingston@levelprop.com. They will be read aloud during the meeting.**
3. Summary of Executive Session Board of Directors meeting May 26, 2021
4. Review/Approval of May 26, 2021 Board of Directors Meetings Minutes
5. Review/Acceptance of May and June 2021 Financials
6. Review/Discuss bad debt write off
7. Update on Legal Status
8. Unfinished Business
 - a) Review/Discuss plant replacements
9. New Business
 - a) Review/Discuss rock replenishment
 - b) Fall Yard Sale signage
 - c) Review/Discuss holiday decorations for common areas
 - d) Review/Discuss installation of pedestrian gates at cul de sac wrought iron fencing
 - e) Review/Discuss Halloween holiday decorating contest and prizes
 - f) Review/Discuss updated paint palette
 - g) Review/Discuss reinvestment of Beal Bank CD
10. Homeowners' Forum – **Homeowners are permitted to address the Board of Directors in open forum, but are asked to limit their concerns to three minutes and may speak about any item related to the community at this time. Once the forum is closed, no additional homeowner input will be permitted. If unable to participate in the meeting, you may submit comments via email to Ashley.Livingston@levelprop.com. They will be read aloud during the meeting.**
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

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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.

Use of **Zoom** for meeting participation does not require an account or login with Zoom. You may download the Zoom app before you attempt to join the meeting or you will be prompted to do so when you join. To join the meeting, type the above URL into your web browser on your computer or smart phone. You will be prompted to enter the listed Meeting ID Number and Meeting Password. Do not share the Meeting ID or Password with any non-community members. Select Join. For additional assistance, please visit <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. You may also participate telephonically. Dial the number listed. You will be prompted to enter the Meeting ID and password.