

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION

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BOARD OF DIRECTORS MEETINGS NOTICE

6 P.M. September 15, 2022

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

BOARD OF DIRECTORS MEETING –6 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 July 21, 2022
4. Review/Approval of July 21, 2022 Board of Directors Meetings Minutes
5. Review/Acceptance of July and August 2022 Financials
6. Review/Discuss bad debt write off
7. Update on Legal Status
8. Unfinished Business
 - a) None
9. New Business
 - a) Review/Discuss Adoption of 2023 Budget
 - b) Review/Discuss acceptance of 2021 audit
 - c) Review/Discuss Insurance renewal
 - d) Review/Discuss Operating CD Renewal
 - e) Review/Discuss holiday decorating
 - f) Review/Discuss pet waste removal contract (sealed bids)
 - g) Review/Discuss Halloween Decorating Contest
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

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

1. Call to Order/Establishment of a Quorum
2. Minutes from July 21, 2022 Executive Session Meeting
3. Hearings
4. Appeals
5. Legal
6. Delinquent Homeowner Accounts
7. 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.