

# 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 AND AGENDA

**5:30 p.m. April 14, 2021**

Due to efforts to curb the spread of COVID-19 (see NOTE below), participation must be via conference call or via login to virtual meeting

Zoom Online Meeting Login URL: <https://us02web.zoom.us/j/85243997631>

Meeting Passcode (needed for phone or online participation): **Refer to mailed copy or contact management**

Meeting ID #: **852 4399 7631**

Conference Call Number: **1-669-900-6833**

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

1. Call to Order/Establishment of a Quorum
2. Minutes from February 16, 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 Meetings 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](mailto:Ashley.Livingston@levelprop.com). They will be read aloud during the meeting.
3. Summary of Executive Session Board of Directors meeting February 16, 2021
4. Review/Approval of February 16, 2021, Board of Directors Meetings Minutes
5. Review/Acceptance of January and February 2021 Financials
6. Review/Discuss bad debt write off
7. Update on Legal Status
8. Community Improvement Committee Report
9. Unfinished Business
  - a) Review/Discuss Update to Community Paint Palette
  - b) Review/Discuss Website Upgrades
10. New Business
  - a) Review/Discuss Community Yard Sale
11. 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](mailto:Ashley.Livingston@levelprop.com). They will be read aloud during the meeting.
12. Establish Next Meeting Date
13. Adjournment

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**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.

Due to the **COVID-19 pandemic** and all resulting safety guidelines, the Association has concluded it is necessary to prohibit in-person attendance at this meeting. It is not the Association's intention, in any way shape or form, to limit transparency or owner participation in the meeting. If you are unable to attend this meeting via conference call or virtual meeting, please submit any homeowner forum comments in writing via mail or email to management at least 24 hours in advance of the meeting. Please send comments to [Ashley.Livingston@levelprop.com](mailto:Ashley.Livingston@levelprop.com). Such statements will be read aloud during the appropriate Homeowner's forum, (not to exceed three minutes in length). A copy of all statements submitted will be included with the meeting minutes. The meeting will be recorded and made available via electronic means per request. Any owners who submit a statement for the homeowner forum will be presumed to have also requested a copy of the meeting audio and it will be made available within two business days if the owner has provided the Association with their email address. After listening to the meeting audio recording, any owner who would have made a comment in the closing forum may submit a written statement. Any closing statement submitted will be read aloud at the next board meeting (not to exceed three minutes in length) and placed in the minutes of that meeting. The Board apologizes for any inconvenience these temporary measures may cause.

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.