

**SOUTH SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION AGENDA
February 14, 2017 – 3:00 PM
Isla Condos Clubhouse
2121 Jetty Rock, Las Vegas, NV 89128**

Board Members

Scott Magee	President
James Carraway	Vice President
Vacant	Treasurer
Keith Lund	Secretary
Phyllis Garcia	Director
Verena Bryan	Director

Management

Jessica Heath, Supervising Community Manager Terra West Management Services

This agenda is made available to the association's membership in accordance with NRS 116.3108. Effective October 1 2009 each meeting of the Executive Board in Regular Session shall be audio recorded. Copies of the recording will be available to unit's owners upon request. There may be a charge for the copy.

The Board may take action on any item on the agenda

I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

II. HOMEOWNERS' FORUM

This forum is devoted to comments from homeowners on agenda items only. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Except in emergencies, no action will be taken upon a matter raised during this forum until the matter has been specifically included on a future agenda as an item upon which action may be taken.

III. ORGANIZATION OF THE BOARD

IV. APPROVAL OF REGULAR MINUTES

A. Review, Discuss, Motion to Approve January 10, 2017 Regular Minutes

V. FINANCIAL REVIEW

A. Review, Discuss, Motion to Accept December 2016 Financials

VI. COMMITTEE REPORTS

- | | |
|--|---------------|
| A. <u>Landscaping Report</u> | Verbal |
| B. <u>Courtesy Patrol Report – Discussion (if any)</u> | Verbal |
| C. <u>Management Report</u> | |

VII. OLD BUSINESS

- | | |
|---|---------------|
| A. <u>Installation of gates within South Shores update (if any)</u> | Verbal |
| a. <u>Reserve Studies update</u> | |
| b. <u>Security Camera update</u> | |
| B. <u>Update, Discussion, Motion (if needed) regarding Sub Meter Installation</u> | Verbal |

VIII. NEW BUSINESS

A. Review, Discuss, Motion of Precision Concrete Cutting Sidewalk Survey

IX. CONFIRM NEXT BOARD MEETING DATE – March 14, 2017 at 3PM

X. HOMEOWNERS' FORUM

This forum is devoted to comments from homeowners on general topics. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Items discussed may be placed on future agenda at the discretion of the Board of Directors.

XI. ADJOURNMENT

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS IS HELD BEFORE THIS MEETING

This meeting has been noticed in accordance with NRS 116.3108. The agenda includes an open forum in which all members may speak on a topic of their choice. Agendas are available three business days prior to each board meeting. Please note that Audio Recordings and approved minutes from previous meeting/s are available by contacting Terra West Management Services, 6655 S. Cimarron Road, Suite 200 Las Vegas NV 89113. Office hours are Monday-Friday, 8:30 AM to 5:30 PM. The phone number is (702) 856-3838. You can also request the agenda by emailing southshores@terrawest.com or by writing to the address shown above. There may be a cost for paper or audio copies of minutes. Action may be taken on the agenda items above. Agendas are subject to change at any time.