

**SOUTH SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION AGENDA
April 12, 2016 – 3:00 PM
Northwest Career College
7398 Smoke Ranch Road, Las Vegas, NV 89128**

Board Members

Scott Magee	President
Margaret Stout Hall	Vice President
Gary Lein	Treasurer
Keith Lund	Secretary
Linda Hildebrant	Director

Management

Jessica Heath, Supervising Community Manager
Terra West Management Services

Others

Steve Swanson – LandCare Landscaping

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. APPROVAL OF REGULAR MINUTES

A. Review, Discuss, Motion to Approve March 8, 2016 Regular Minutes

IV. FINANCIAL REVIEW

A. Review, Discuss, Motion to Accept January & February 2016 Financials

V. COMMITTEE REPORTS

A. Landscaping Report

Verbal

B. Courtesy Patrol Report – Discussion (if any)

Verbal

C. Management Report

VI. OLD BUSINESS

A. Review/Discuss/Motion to approve Painting Proposal

B. Review/Discuss/Motion to approve revised color schemes

C. Review/Discuss/Motion to approve revising the ARC Guidelines

VII. NEW BUSINESS

A. AMS Contract Renewal

VIII. CONFIRM NEXT BOARD MEETING DATE – May 10, 2016

IX. 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.

X. 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.