

Cinnamon Ridge Community Association  
c/o Colonial Property Management  
3068 E. Sunset Road Suite 14 Las Vegas NV 89120  
Phone: (702) 458-2580 / Fax: (702) 458-2582

**Notice of Annual Meeting  
Of the Members and Board of Directors**

**When: Monday, November 3, 2008**  
**Location: 230 Valerian Street**  
**Time: 5:30 p.m.**

You are cordially invited to attend the Annual Membership Meeting, and Election of Directors which will be held **Monday, November 3, 2008 at 5:30 p.m.** The Annual Meeting will be held at the **230 Valerian Street, Henderson, NV.**

There are **two (2)** director positions open for election this year. Directors elected by membership will serve a two (2) year term.

To assist you in participating in the **Cinnamon Ridge Community Association**, we are enclosing the following items: Agenda, Secret Ballot, Return Envelope and Secret Ballot Envelope.

Please note that you can participate in this election in either of the following ways:

1. Attending the election on November 3, 2008, at 5:30 p.m. At that time, you will be required to sign in and you will be given a ballot. Please note that if you have already returned a ballot, then the sign-in sheet will indicate such and you will not be given an additional ballot.
2. Returning the ballot in the enclosed envelope to the Association in care of Colonial Property Management 3068 E. Sunset Road Suite 14, Las Vegas, NV 89120. Place the ballot in the envelope marked "Ballot." Then enclose that envelope in the self-addressed envelope to be returned to the Association. **The outside envelope must have a return address label in order to confirm the identity of the party returning the ballot. If the return address label is not on the outside of the envelope, then the ballot will not be accepted.** In order to be included in the meeting, the ballot must be received by Mrs. Jeppesen prior to or at the November 3, 2008 meeting.

We look forward to seeing each of you at the Annual Meeting

Sincerely,



Rachel Jeppesen  
Community Association Manager

As Directed by the Board of Directors for Cinnamon Ridge Community Homeowners Association  
cc: Board of Directors



CINNAMON RIDGE COMMUNITY ASSOCIATION

Executive Session {Closed Meeting}

November 3, 2008 – 5:00 PM

Location: 230 Valerian Street

Agenda

- I. Call to Order/ Determine Quorum
- II. Legal issues
- III. Hearings
- IV. Review and Approval of the Minutes from Last Meeting
- V. Management Reports
  - A. Action Item Report
  - B. Delinquencies
- VI. Adjournment to Board of Directors Meeting

Note: Action may be taken on the above topics.

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Annual Election of Board Members {Homeowners are welcomed}

November 3, 2008 – 5:30 PM

Location: 230 Valerian Street

Agenda

All items (including items in the executive session) are action items unless indicated by an asterisk (\*). In accordance with NRS 116.31803, the actions that may be taken include approval, amendment, rejection, or the tabling of all items.

- I. Call to Order/Roll Call
- II. Homeowners Concerns (3-Minutes per Homeowner)-(The Board can take no action on any item presented by Owners that is not on the agenda unless it is an emergency as defined in NRS 116)
- III. Announce That No Quorum of Members is Required-Due to a recent amendment adopted by the Nevada Legislature; there is no quorum requirement for the election of any member of the executive board. See NRS 116.31034 (8)(C).
- IV. Collection of Any Outstanding Ballots
- V. Appointment of Inspectors of Election
- VI. Election of Board Members / Break – Ten (10) Minutes- Action May be Taken
- VII. Announce Vote Results / Introduction of Board Members
- VIII. Meeting Adjourned To Executive Session

NOTE: COPIES OF MINUTES MAY BE OBTAINED FOR A NOMINAL FEE FROM: Colonial Property Management, 3068 E. Sunset Rd., Suite #14, Las Vegas, Nevada 89120

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Budget Ratification Meeting

November 3, 2008 – 6:00 PM

- I. CALL TO ORDER/ROLL CALL
- II. HOMEOWNERS CONCERNS (3-Minutes Per Homeowner)  
(The Board can take no action on any item presented by Owners that is not on the agenda unless it is an emergency as defined in NRS 116)
- III. Members to Ratify the Budget for 2009
- IV. Meeting Adjourned

NOTE: COPIES OF MINUTES MAY BE OBTAINED FOR A NOMINAL FEE FROM: Colonial Property Management, 3068 E. Sunset Rd., Suite #14, Las Vegas, Nevada 89120

BOARD OF DIRECTORS MEETING {Homeowners are welcomed}

November 3, 2008 – Immediately Following Budget Ratification Meeting  
Location: 230 Valerian Street

All items (including items in the executive session) are action items unless indicated by an asterisk (\*). In accordance with NRS 116.31803, the actions that may be taken include approval, amendment, rejection, or the tabling of all items.

- I. Homeowners Concerns (3-Minutes per Homeowner)  
(The Board can take no action on any item presented by Owners that is not on the agenda unless it is an emergency as defined in NRS 116)
- II. Call to Order/Roll Call
  - a. Determine a Quorum of the Board of Directors
- III. Review and Approval of the Minutes from Last Meeting
- IV. Review of the Financial Statement
- V. Old Business/New Business
  - a. Board to appoint one Homeowner to the Board of Directors.
  - b. Board to Elect Officers of the Board.
  - c. Maintenance/General Issues
  - d. Landscape Issues and updates
  - e. Committee Reports
    - i. Architectural Control Review
    - ii. Landscaping Committee Report
    - iii. Violation Verification Committee Report
    - iv. Website Update
- VI. **Miscellaneous Items/Other**
- VII. Next Board Meeting-TBD
- VIII. Meeting Adjourned

Note: Action may be taken on the above topics. Copies of minutes are available for nominal fee at Colonial Property Management 3068 E. Sunset Rd. Suite #14 Las Vegas, NV 89120 Phone: 702-458-2580 Fax 702-458-2580