

CINNAMON RIDGE COMMUNITY ASSOCIATION

Executive Session {Closed Meeting}

June 29, 2009 – 5:00 PM

Location: 230 Valerian Street

Agenda

- I. Call to Order
- II. Legal issues
- III. Hearings/violation report
- IV. Review and Approval of the Minutes from March 30, 2009 Meeting
- V. Management Reports
 - A. Delinquencies
 - B. Homeowner Correspondence
- VI. Adjournment to Board of Directors Meeting

Note: Action may be taken on the above topics.

BOARD OF DIRECTORS MEETING {Homeowners are welcomed}
Immediately following the Executive Session (Approximately 6:00 p.m.)
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
- III. Board to Appoint Homeowners to Vacant Position & Office
- IV. Review and Approval of the Minutes from March 30, 2009 Meeting
- V. Review of the Financial Statement
 - a. Update on 2008 audit
 - b. Annual review of the Reserve Study
- VI. Old Business/New Business
 - a. Legal Update
 - b. Maintenance/General Issues
 - 1. Backflow inspections & repair
 - c. Landscape Issues and updates
 - d. Management Contract Renewal
 - e. Proposed CC&R changes
 - f. Proposed Architectural Review Guideline Changes
 - g. Proposed Changes to the Neighbor Notification form for the Architectural Review Form
 - h. Committee Reports
 - i. Architectural Control Review
 - ii. Landscaping Committee Report
 - iii. Violation Verification Committee Report
 - iv. Website Update
- 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