

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
JANUARY 18, 2018 @ 6:00 PM
TERRA WEST MANAGEMENT SERVICES
11135 S. EASTERN AVE, SUITE 120
HENDERSON, NV 89052

Board Members

Charles Geisendorf	President
Rick Schmalz	Vice President
Jocelyn Holzwarth, DCAL	Treasurer
David Sanchez	Secretary
Paul Rowcliffe	Director
Doreen Morgan	Director
Lisa Cobb	Director

Management

Tasha Davila, Supervising Community Manager- Terra West Management Services
Cheyenne LaRance, ARC Coordinator – Terra West Management Services
Kristina Pullen, Administrative Assistant – 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.

Board action may be taken on any items placed on the Agenda as per NRS 116.

I. CALL TO ORDER AND ESTABLISHMENT OF A 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. Once open forum is closed comments from the audience will not be accepted until the open forum at the end of the meeting.

III. COMMITTEE LIAISON REORGANIZATION - Motion/Discuss/Review to approve/deny/postpone 2018 liaison seats.

IV. VENDOR/SPECIAL GUESTS

A. David Walker – Greenway Pest Services

Pgs. 113-115

V. COMMITTEE REPORTS

- A. Architectural and Water Use
- B. Safety & Security
- C. Social

VI. LIAISONS REPORTS

- A. Communication
- B. Government
 - 1. BDR List
- C. Landscape

Pgs. 117-118

VII. MOTION/DISCUSS/REVIEW ON COMMITTEE AND LIAISON BUSINESS

- VIII. CONSENT AGENDA ITEMS
- Unless an item is pulled for discussion, the Board of Directors will take action on all consent agenda items with one motion, accepting the recommendations as stated on the agenda item. To pull an item for discussion, please notify the Board President before action is taken on the consent agenda items.
- A. Approval of Minutes – November 16, 2017 Pgs. 120-125
 - B. Acceptance of Financials – October & November 2017 Pgs. 126-138
 - C. Review of Litigation Disclosure Pgs. 139-145
 - D. Next Meeting – February 15, 2018
 - E. 2018 Annual Calendar Pgs. 146-147
 - F. 2017 Pending Reserve Projects Pgs. 148-150
 - G. 2018 Reserve Projects Pg. 151
 - H. Project Priority List Pg. 152
 - I. Management Report Pgs. 153-158
- IX. OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids
- A. Strawberry Hill Park – Padding Re-Seal
- X. FINANCIAL
- A. Treasurers Report
- XI. UNFINISHED BUSINESS
- A. 2017 Tax/Audit Proposals - Motion/Discuss/Review to approve/deny/postpone proposals from various vendors for tax and audit services.
 - 1. Hilburn & Lein Pgs. 160-163
 - 2. Ellsworth & Stout Pgs. 164-165
- XII. NEW BUSINESS
- A. CAI Membership Renewal - Motion/Discuss/Review to approve/deny/postpone renewal of Board and Management Memberships for 2018. Pgs. 167-170
 - B. CAI Education – M100 (CMCA Designation) Pgs. 171-174
 - C. CAI Awards Gala Seating – CAI Large Scale Association Nomination Pgs. 175-176
 - D. Intersection Corners Not GVR Owned (near Smith’s & The District)
 - E. Intertex Proposal#17-2319SW – Motion/Discuss/Review to approve/deny/postpone bid from Intertex to install a sidewalk through the utility lane between Mt. Ridge & Thunder Ridge Pgs. 177-180
 - F. ARC Guidelines Update for Solar – Motion/Discuss/Review to approve/deny/postpone the updated verbiage. Pg. 181
 - G. Landscaping Proposal#08021704KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock removal & installation along Green Valley Parkway Pgs. 182-183
 - H. Landscaping Proposal#10041701SC(R-1) – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree removal in the Windsong Echo common area Pg. 184
- XIII. INFORMATIONAL/UPDATES
- A. Camelback Park Dead Grass
 - B. Phase II Walls
 - C. Cozy Hill Park Lighting Project
 - D. Rest Stop #5 Lighting Project
 - E. Archway Maintenance & Lighting
 - F. Strawberry Hill Park Playground Padding Re-Seal
- XIV. HOMEOWNER LETTERS / REQUESTS

XV. NEXT MEETING

A. February 15, 2018

XVI. BOARD MEMBERS CLOSING COMMENTS

XVII. 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 a future agenda at the discretion of the Board of Directors.

XVIII. ADJOURNMENT

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS WILL BE HELD PRIOR TO THIS MEETING

Audio Recordings and approved minutes from previous meetings(s) are available by contacting Terra West Management Services, 11135 S. Eastern, Suite 120, Henderson, NV 89052 Phone: (702) 856-3773, or may be downloaded from your community website by logging in at www.terrawest.com or via email from tdavila@terrawest.com. There may be a cost for paper or audio copies of minutes. There is no cost in downloading them from the association website.