

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
October 19, 2017 @ 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. VENDOR/SPECIAL GUESTS

A. Developer Presentation – District (Phil Ralston & David Sequoia)

IV. COMMITTEE REPORTS

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

V. LIAISONS REPORTS

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

Pgs. 86-87

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

VII. 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 – August 17, 2017

Pgs. 89-92

B.	Acceptance of Financials – August	Pgs. 93-99
C.	Review of Litigation Disclosure	Pgs. 100-105
D.	Next Meeting – November 16, 2017	
E.	2016 Pending Reserve Projects	Pg. 106
F.	2017 Reserve Projects	Pgs. 107-109
G.	Project Priority List	Pg. 110
H.	Management Report	Pgs. 111-116
VIII.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
IX.	FINANCIAL	
	A. Treasurers Report	
X.	UNFINISHED BUSINESS	
	A. 2018 Draft Budget – Motion/Discuss/Review to approve/deny/postpone the budget	Pgs. 118-122
	B. Phase II Wall Bids - Motion/Discuss/Review to approve/deny/postpone bids (As previously submitted to the Board)	Pg. 123
	C. Safety Padding Reseal - Motion/Discuss/Review to approve/deny/postpone bids (As previously submitted to the Board)	Pg. 124
	D. Lighting at Cozy Hill Park - Motion/Discuss/Review to approve/deny/postpone the bids (As previously submitted to the Board)	Pg. 125
XI.	NEW BUSINESS	
	A. AMS/Collection Contract	Pgs. 127-137
	B. Invitation to Government Officials to Association Events	Discussion
XII.	INFORMATIONAL/UPDATES	
	A. Camelback Park Dead Grass	
	B. Phase II Walls	
	C. Playground – Quarterly Reports	Pgs. 139-205
	D. Nomination Forms Mailed Out 10.11.17	Pgs. 206-207
	E. COH Stroll & Roll	Pgs. 208-209
XIII.	HOMEOWNER LETTERS / REQUESTS	
	A. Sycamore Trees – Stoneybrook	Pgs. 211-212
	B. Dying Trees – Pacific Images	
XIV.	NEXT MEETING	
	A. November 16, 2017	
XV.	BOARD MEMBERS CLOSING COMMENTS	
XVI.	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.	
XVII.	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.