

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
JUNE 21, 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. VENDOR/SPECIAL GUESTS - None

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
 - 1. SNWA Rebate Program – Xeriscape
 - 2. Palm Tree Trimming
 - 3. Irrigation

Pgs. 89-90

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 – May 17, 2018 Pgs. 92-95
- B. Acceptance of Financials – April 2018 Pgs. 96-107
- C. Review of Litigation Disclosure Pgs. 108-113
- D. Next Meeting – July 19, 2018
- E. 2017 Pending Reserve Projects Pg. 114
- F. 2018 Reserve Projects Pg. 115
- G. Project Priority List Pg. 116
- H. Management Report Pgs. 117-122
- I. Landscaping Report Pgs. 123-124

VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids

- A. Asphalt Seal/Repair Sealed Bids

IX. FINANCIAL

- A. Treasurers Report

X. UNFINISHED BUSINESS

- A. Intersection Corners not GVR Owned - Motion/Discuss/Review to approve/deny/postpone email from American Nevada Company. Pgs. 126-133
- B. Josh Steven's Park Concrete Installation – Vendor Change - Motion/Discuss/Review to approve/deny/postpone change in the vendor awarded project from Titan Contraction Services in the amount of \$2,210.00 to Intertex LV, LLC in the amount of \$2,125.00.
- C. Strawberry Hill Park Furniture Replacement Update - Motion/Discuss/Review to approve/deny/postpone bids for replacement of the park furniture.
 - 1. Comparison Worksheet Pgs. 135-143
 - 2. Park Pro Playgrounds - \$7,445.73 Pg. 155
 - 3. Green Living Services - \$16,855.00 Pgs. 156-165
 - 4. Creative Play Recreation - \$15,559.36 Pgs. 166-180

XI. NEW BUSINESS

- A. Coyote Concerns – Motion/Discuss/Review to approve/deny/postpone coyote concerns. Pg. 182
- B. Red Curb Painting Proposals – Motion/Discuss/Review to approve/deny/postpone proposals to paint the red curbs.
 - 1. Bob's Fix It - \$7,116.00
 - 2. ProTec Building Services - \$14,917.00
- C. Lighting Upgrade (Windsong Pathway) – Motion/Discuss/Review to approve/deny/postpone proposal from ISG to upgrade the pathway lighting near Windsong. Pg. 212-221
- D. R. Johnson Safety/Security Committee Resignation - Motion/Discuss/Review to approve/deny/postpone Robert Johnson's resignation as Chair of the Safety & Security Committee.
- E. Authorization for Paperless Options - Motion/Discuss/Review to approve/deny/postpone Email Consent Form provided by Terra West Management Services.
- F. Association Websites - Motion/Discuss/Review to approve/deny/postpone review of the two (2) association websites.
- G. Social Committee Request - Motion/Discuss/Review to approve/deny/postpone request from committee to create social media page for community events.

- XII. INFORMATIONAL/UPDATES
 - A. Asphalt Trails Repair/Seal
 - B. Strawberry Park Furniture Replacement
 - C. Cozy Hill Park Lighting Project

- XIII. HOMEOWNER LETTERS / REQUESTS –
 - A. Castle Rock Entry Landscape Condition Pgs. 236-246

- XIV. NEXT MEETING
 - A. July 19, 2018

- 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 greenvaleyranch@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.