

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
July 20, 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  
Mary Alcalá, ARC Coordinator – Terra West Management Services  
Mycal Williams, Admin. 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

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
- D. Management

Pgs. 226-227

Pgs. 228-233

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 18, 2017 Pgs. 235-238
- B. Acceptance of Financials – March, April & May Pgs. 239-256
- C. Review of Litigation Disclosure Pgs. 257-261
- D. Next Meeting – August 17, 2017
- E. 2016 Pending Reserve Projects Pg. 262
- F. 2017 Reserve Projects Pgs. 263-265
- G. Project Priority List Pg. 266

VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids

IX. FINANCIAL

- A. Treasurers Report

X. UNFINISHED BUSINESS

- A. Strawberry Hill Park Play Equipment Replacement – Motion/Discuss/Review to approve/deny/postpone the proposals submitted Pgs. 263-281
- B. ISG Aluminum Riser Cap Proposal - Motion/Discuss/Review to approve/deny/postpone bid to replace all stake lighting with Aluminum Risers Pgs. 282-287
- C. Association Board Meeting & Election Meeting Locations – Motion/Discuss/Review to approve/deny/postpone possible location change for Board of Director meetings Pg. 288
- D. Summit Ridge Park Rafters – Motion/Discuss/Review to approve/deny/postpone pricing change Pgs. 289-294
- E. Summerwood Circle Park Play Equipment Replacement - Motion/Discuss/Review to approve/deny/postpone the proposals submitted Pgs. 295-331

XI. NEW BUSINESS

- A. Enclave Request for Rock Replenishment – Motion/Discuss/Review to approve/deny/postpone rock replenishment request Pgs. 333-334
- B. Intertex Proposal#17-1809 - Motion/Discuss/Review to approve/deny/postpone bid from Intertex for wall cap and retaining wall repairs near 32 Staghorn Pgs. 335-339
- C. 2016 Tax/Audit Review– Motion/Discuss/Review to approve/deny/postpone 2016 tax and audit Pgs. 340-396
- D. Landscaping Proposal#06021701KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment – Phase 1 Pg. 397
- E. Landscaping Proposal#06021702KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment – Phase 2 Pg. 398
- F. Landscaping Proposal#06021703KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment – Phase 3 Pg. 399
- G. Landscaping Proposal#06021704KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment – Phase 4. Pg. 400
- H. Landscaping Proposal#06021705KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment – Phase 5 Pg. 401
- I. Landscaping Proposal#06141702SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for xeriscape conversion – Valle Verde Pg. 402
- J. Landscaping Proposal#06141703SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for landscape upgrade – Whirlwind Terrace Entrance Pg. 403
- K. Landscaping Proposal#06141704SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for xeriscape conversion – Canyon Spirit and Mountain Ridge Pg. 404

- L. Landscaping Proposal#06201702SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for xeriscape conversion – South side of Paseo Verde from Desert Shadow to Valle Verde  
Pg. 405
- M. Landscaping Proposal#06201703SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for xeriscape conversion – Rest Stop between Valle Verde and Whirlwind Terrace  
Pg. 406
- N. Landscaping Proposal#06201704SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock installation – Walkway between 1742 Summerwood and 48 Trailside  
Pg. 407
- O. Landscaping Proposal#06201705SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock installation – South side of Benji from GV Pkwy to conversion planter  
Pg. 408
- P. Landscaping Proposal#06201706SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock installation – Behind 246 Walnut Village  
Pg. 409
- Q. Social Committee Meeting Food - Motion/Discuss/Review to approve/deny/postpone the request to provide food at monthly Social Committee Meetings

XII. INFORMATIONAL/UPDATES

- A. Strawberry Hill Park Play Equipment Replacement
- B. Summerwood Park Play Equipment Replacement
- C. June Meeting Cancellation
- D. Backflow Testing
- E. Camelback Park Dying Grass/Rock Wall
- F. Mini Storage Unit

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. August 17, 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](http://www.terrawest.com) or via email from [tdavila@terrawest.com](mailto: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.