

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
April 21, 2016
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

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

Management

Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®,
Tina Brown - 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 UPDATES

- A. Communication
- B. Government
- C. Landscape
- D. Management

pages 1-6

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 – March 17, 2016 pages 7-12
 - B. 2015 Approved Landscape Proposals Report page 13
 - C. 2016 Approved Landscape Proposals Report page 14
 - D. Acceptance of Financials –February 2016 pages 15-22
 - E. Review of Litigation Disclosure pages 23-29
 - F. Next Meeting – May 19, 2016
 - G. Annual Calendar – Draft pages 30-31
 - H. Priorities/Goals page 32
 - I. Reserve Expense Report pages 33-36
 - J. 2015 Reserve Projects moved to 2016 page 37
 - K. 2016 Pending Reserve Projects page 38
 - L. 2017 Reserve Projects page 39
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Association Multi-Purpose Building – Motion/Discuss/Review to investigate Association multi-purpose building feasibility and cost
 - B. City of Henderson Trail Access to Bridge – Motion/Discuss/Review to request the City of Henderson to consider trail system connection
 - C. Xeriscape Conversion throughout the community – Motion/Discuss/Review to approve/postpone/deny the xeriscape conversion throughout the community
 - 1. Jaramillo proposal 0226010KC (area 9) – Eastside of Cozy Hill north of Estates fire lane - \$1,432 estimate after SNWA rebate pages 40-41
 - 2. Jaramillo proposal 02261608KC (area 11) – Eastside of Carnegie at Premiere fire access gate - \$2,696 estimate after SNWA rebate
Pages 42-43
 - 3. Jaramillo proposal 02261606KC (area 13) – Woodduck and Wingbrook entry to Enclave- \$4,250 estimate after SNWA rebate pages 44-45
 - 4. Jaramillo proposal 02261603KC (area 16) – Dakota Station circular island - \$6,850 estimate after SNWA rebate pages 46-47
 - D. Wrought Iron Phase IV - Motion/Discuss/Review to approve/postpone/deny the approval to repair and paint Phase IV of the wrought iron page 48
 - 1. Intertex - \$10,470 pages 49-74
 - 2. RSI - \$36,200 pages 75-88
 - 3. GB Group - \$12,699 pages 89-91
 - E. Corridor for utilities – Motion/Discuss/Review to approve/postpone/deny the approval for corridor for utilities page 92
 - F. Bella Vista’s Resubmittal ARC Application to re-do courtyards – Motion/Discuss/Review to approve/postpone/deny the Bella Vista’s resubmittal ARC application for landscape renovation of courtyards pages 93-96
- XI. NEW BUSINESS
- A. Architectural Committee Appointments and Resignation – Motion/Discuss/Review for appointment alternate and accept resignation to the ARC committee pages 97-99
 - B. Elysian clubhouse use – Motion/Discuss/Review to approve/postpone/deny to cancel the monthly Board meetings at Desert Willow and move to Elysian clubhouse pages 100-107

- C. GIS Mapping – Motion/Discuss/Review to approve/deny/postpone the final agreement page 108
- D. Camelback Park Playground – Motion/Discuss/Review to open bids and possible approve/deny/postpone the removal and replacement of the playground Pages 109-116
- E. Camelback Park Landscape - Motion/Discuss/Review to open bids and possible approve/deny/postpone the renovation of the landscape in the park Page 117
- F. Pre-Approve Paint Scheme for Pavillion Pointe – Motion/Discuss/Review to approve/deny/postpone the removal of the current scheme 1 and 5 and replacement with new schemes **old and new color at meeting**
- G. Pre-Approve Paint Scheme for Horizons – Motion/Discuss/Review to approve/deny/postpone the removal of the current scheme 9 and 10 and replacement with new schemes **old and new color at meeting**
- H. Pre-Approve Paint Scheme for Stoneybrook/Ridgepoint – Motion/Discuss/Review to approve/deny/postpone the removal of the current scheme 1, 2, 3, 4, 5, 6 and 7 and replacement with new schemes **old and new color at meeting**
- I. ISG proposal for the gazebos at Josh Stevens, Pavillion Pointe, Bobtail Circle and Crystal Springs/South Hills - Motion/Discuss/Review to approve/deny/postpone the proposal from ISG to convert the gazebos to LED in amount of \$3,415 Pages 118-120
- J. ISG change order for additional posts for Friendship Park – Motion/Discuss/Review to approve/deny/postpone the change order form ISG for Friendship Park in amount of \$2,765 page 121
- K. ISG proposal for extra stock lamp – Motion/Discuss/Review to approve/deny/postpone the proposal from ISG for extra stock lamp in amount \$3,010 pages 122-123
- L. ARC Application for Altezza for pine tree removal - Motion/Discuss/Review to approve/postpone/deny the Altezza’s ARC application for pine tree removal Pages 124-128

XII. INFORMATIONAL/UPDATES

- A. 3 worst parks – Josh Stevens, Bobtail and Summerwood

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. May 19, 2016

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 kfyler@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.