

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
May 19, 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 – April 21, 2016	pages 7-11
B.	2015 Approved Landscape Proposals Report	page 12
C.	2016 Approved Landscape Proposals Report	page 13
D.	Acceptance of Financials –March 2016	pages 14-21
E.	Review of Litigation Disclosure	pages 22-25
F.	Next Meeting – June 16, 2016	
G.	Annual Calendar – Draft	pages 26-27
H.	Priorities/Goals	page 28
I.	Reserve Expense Report	pages 29-32
J.	2015 Reserve Projects moved to 2016	page 33
K.	2016 Pending Reserve Projects	page 34
L.	2017 Reserve Projects	page 35
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	page 36
	C. Corridor for utilities – Motion/Discuss/Review to approve/postpone/deny the approval for corridor for utilities	pages 37-43
	D. Camelback Park Landscape – Motion/Discuss/Review to approve/deny/postpone the renovation of the landscape in the park	
	1. Spreadsheet	page 44
	2. GTI - \$39,440	pages 45-46
	3. Jaramillo - \$54,815	pages 47-49
	4. Valley Crest - \$55,523.58	pages 50-57
	E. Camelback Park Playground – Motion/Discuss/Review to open bids and possible approve/deny/postpone the removal and replacement of the playground	
	1. Spreadsheet	page 58
	2. Park Pro - \$121,989.85/\$121,083.88	pages 59-88
	3. Evans - \$122,065.47/\$117,026.42	pages 89-147
	4. Green Living - \$66,445	pages 148-155
XI.	NEW BUSINESS	
	A. Pre-Approve Paint Scheme for Shadow Ridge – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes	new color at meeting
	B. Pre-Approve Paint Scheme for Reflections – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes	new color at meeting
	C. Pre-Approve Paint Scheme for South Hills – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes	new color at meeting
	D. Letter of Representation for Hilburn and Lein – Motion/Discuss/Review to approve/deny/postpone and endorse the Letter of Representation	pages 156-160

- E. Draft Audit – Motion/Discuss/Review to approve/deny/postpone of the Audit
pages 161-175
 - F. Management Letter – Motion/Discuss/Review to approve/deny/postpone the
management letter from Hilburn and Lein page 176-189
 - G. Draft Reserve Study – Motion/Discuss/Review to approve/deny/postpone the
draft Reserve Study pages 190-360
 - H. Intertex proposal for curbing – Motion/Discuss/Review to
approve/deny/postpone the Intertex proposal for repair of curbing at the Cozy
Hill Park in about of \$1,325 pages 361-368
 - I. ARC Application for Altezza for new street signs - Motion/Discuss/Review to
approve/postpone/deny the Altezza’s ARC application for new street signs
pages 369-372
 - J. ARC Application for Citrus Gardens for island in entry – Motion/Discuss/Review
to approve/postpone/deny the Citrus Gardens’ ARC application for renovation
of island in entry pages 373-377
- XII. INFORMATIONAL/UPDATES
- A. 3 worst parks – Josh Stevens, Bobtail and Summerwood
- XIII. HOMEOWNER LETTERS / REQUESTS
- XIV. NEXT MEETING
- A. June 16, 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.