

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
June 16, 2016
6:00 PM
ELYSIAN CLUBHOUSE
2151 Village Walk Drive
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 – May 19, 2016 pages 7-11
 - B. 2015 Approved Landscape Proposals Report page 12
 - C. 2016 Approved Landscape Proposals Report page 13
 - D. Acceptance of Financials –April 2016 pages 14-19
 - E. Review of Litigation Disclosure pages 20-23
 - F. Next Meeting – July 21, 2016
 - G. Annual Calendar – Draft pages 24-25
 - H. Priorities/Goals page 26
 - I. Reserve Expense Report pages 27-30
 - J. 2015 Reserve Projects moved to 2016 page 31
 - K. 2016 Pending Reserve Projects page 32
 - L. 2017 Reserve Projects page 33
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Camelback Park Playground – Motion/Discuss/Review to approve/deny/postpone the removal and replacement of the playground
 - Pages 34-38
 - 1. Option 1 - \$52,079.02 pages 39-43
 - 2. Option 2 - \$55,914.36 pages 44-51
 - 3. Surfacing - \$19,993.86
 - B. Reserve Study – Motion/Discuss/Review to approve/deny/postpone the Reserve Study pages 52-66
 - C. US Landscape – Motion/Discuss/Review to approve/deny/postpone the 3 month post install maintenance pages 67-69
- XI. NEW BUSINESS
- A. Installation of 2 6’ benches at the Multi Gen sitting area – Motion/Discuss/Review to approve/deny/postpone the proposal from Park Pro for installation of 2 6’ benches in the sitting area by the Multi Gen in the amount of \$2,278.06 to be paid out of operating pages 70-71
 - B. Power Wash and Paint the gazebo at the Cozy Hill Park – Motion/Discuss/Review to approve/deny/postpone the proposal for Bob Fix-It to power wash and paint the gazebo at the Cozy Hill Park in the amount of \$650 to be paid out of reserves page 72
 - C. Buck a Door (CAI) – Motion/Discuss/Review to approve/deny/postpone the Buck a Door (CAI) for the lobbyist to be paid out of operating pages 73-75
 - D. Installation of 2 8’ table and benches at Camelback Park – Motion/Discuss/Review to approve/deny/postpone the proposal from Park Pro for installation of 2 8’ tables and benches in the amount \$3,201.20 to be paid out of operating pages 76-77
 - E. RFP for park furniture for Summit Ridge Park – Motion/Discuss/Review to approve/deny/postpone the RFP for installation of new park furniture at the Summit Ridge Park pages 78-82
 - F. Pre-Approve Paint Scheme for Mountain Point 1 – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes **new color at meeting**

- G. Pre-Approve Paint Scheme for Stags Leap – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes **new color at meeting**
- H. Pre-Approve Paint Scheme for Carriage Club – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes **new color at meeting**
- I. Phase 3 wall repair and paint and parts of Phase 2 – Motion/Discuss/Review to open bids and possibly approve/deny/postpone the Phase 3 wall repair and paint and parts of Phase 2 page 83
- J. Rental of Garage at Elysian – Motion/Discuss/Review to approve/deny/postpone cancelling of the Green Horizon Mini Storage in the amount of \$160 per month and renting a garage at Elysian in the amount of \$50 per month

XII. INFORMATIONAL/UPDATES

- A. 3 worst parks – Josh Stevens, Bobtail and Summerwood
- B. Association Multi-Purpose Building
- C. City of Henderson Trail Access to Bridge

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. July 21, 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.