

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
July 21, 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 – June 16, 2016 pages 7-10
 - B. 2015 Approved Landscape Proposals Report page 11
 - C. 2016 Approved Landscape Proposals Report page 12
 - D. Acceptance of Financials –May 2016 pages 13-18
 - E. Review of Litigation Disclosure pages 19-22
 - F. Next Meeting – August 18, 2016
 - G. Annual Calendar – Draft pages 23-24
 - H. Priorities/Goals page 25
 - I. Reserve Expense Report pages 26-c
 - J. 2015 Reserve Projects moved to 2016 page 27
 - K. 2016 Pending Reserve Projects page 28
 - L. 2017 Reserve Projects page 29-30
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. 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 31-33
 - B. 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 pages 34-35
 - 1. Intertex pages 36-52
 - 2. RSI pages 53-110
 - 3. GB Group pages 111-121
 - C. 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**
- XI. NEW BUSINESS
- A. Pre-Approve Paint Scheme for Crystal Springs – 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 Richmond Terrace – Motion/Discuss/Review to approve/deny/postpone the removal of the current and replacement with new schemes **new color at meeting**
 - C. Repair and/or Replace Pillar Caps and Stucco damage – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to repair/replace pillar cap and stucco damage pages 122-150
 - D. Replace damaged Pillar Caps at Murmuring Sands and install asphalt on Walnut Village – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to replace the damaged pillar caps Murmuring Sands and installation of asphalt path by Walnut Village pages 151-156
 - E. RFP for Josh Stevens Park Playground and surface – Motion/Discuss/Review to approve/deny/postpone the RFP for Josh Stevens Park pages 157-164
 - F. Golf Cart/Utility Vehicle – Motion/Discuss/Review to approve/deny/postpone the purchase of the golf cart/utility vehicle pages 165-178

- G. Replace the bollards from Cozy Hill to Paseo Vista Park to LED poles–
Motion/Discuss/Review to approve/deny/postpone the proposal from ISG to
replace the bollards to LED poles pages 179-183
- H. Install new lights at the Cozy Hill and Carnegie corners – Motion/Discuss/Review
to approve/deny/postpone the proposal from ISG to install new lighting at the
Cozy Hill and Carnegie corners pages 184-189
- I. Bobtail Park Playground Equipment – Motion/Discuss/Review to open the
sealed bids and approve/deny/postpone the installation of a new playground
equipment pages 190-196
- J. Landscape Enhancement List – Motion/Discuss/Review to
approve/deny/postpone the Jaramillo proposals for landscape enhancement
Page 197
 - 1. 06281601KC – Green Valley Parkway south of Wingbrook Pages 198-199
 - 2. 06281603KC – Dakota Station roundabout pages 200-201
 - 3. 06281604KC – Midbar Temple along Paseo Verde pages 202-204
 - 4. 06281607KC – Cozy Hill and Goose Hollow pages 205-206
- K. Enhancement of Cul de Sacs - Motion/Discuss/Review to
approve/deny/postpone the Jaramillo proposals for Cul de Sacs enhancement
Page 207
 - 1. 06271601KC – Graythorn Mountain pages 208-209
 - 2. 06271602KC – Trailside pages 210-211
 - 3. 06271603KC – Whirlwind pages 212-213
 - 4. 06271604KC – Coyote Pass pages 214-215
 - 5. 06271605KC – Buckeye Hill pages 216-217
 - 6. 06271606KC – Cedar Hill pages 218-219
 - 7. 06271607KC – Summerside pages 220-221
 - 8. 06271608KC – Tanglewood pages 222-223
 - 9. 06271609KC – Redwing Village pages 224-225
 - 10. 06271610KC – Antelope Hill pages 226-227
 - 11. 06271611KC – Whitewater Village pages 228-229
 - 12. 06271612KC – Sunset Ridge pages 230-231
 - 13. 06271613KC – Kachina Mountain pages 232-233
 - 14. 06271614KC – Thunder Ridge pages 234-235
 - 15. 06271615KC – Desert Forest pages 236-237
 - 16. 06271616KC – Songbird pages 238-239
 - 17. 06271617KC – Treehouse pages 240-241
 - 18. 06271618KC – Dazzling pages 242-243
 - 19. 06271619KC – Woodspring pages 244-245
 - 20. 06271620KC – Walnut Village pages 246-247
 - 21. 06271621KC – Bluebell Point pages 248-249
 - 22. 06271622KC – Chestnut Ridge Circle pages 250-251
 - 23. 06271623KC – Chestnut Ridge Court pages 252-253
 - 24. 06271624KC – Donlon pages 254-255
 - 25. 06271625KC - Firefox pages 256-257
- L. 2017 Budget – Motion/Discuss/Review to approve/deny/postpone the 2017
budget pages 258-262
- M. Sidewalk Repairs – Motion/Discuss/Review to approve/deny/postpone the
proposal from Intertex to replace sidewalk panels pages 263-269
- N. Wall Repairs – Motion/Discuss/Review to approve/deny/postpone the proposal
from Intertex to do wall repair pages 270-274

- O. Cottages/Parcel 48C ARC – Motion/Discuss/Review to approve/deny/postpone the ARC from Cottages/Parcel 48C to paint the inside walls of the community to Wickerwork pages 275-276

XII. INFORMATIONAL/UPDATES

- A. 3 Concerned Parks – Summerwood
- B. City of Henderson Trail Access to Bridge

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. August 18, 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.