

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
August 18, 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 – July 21, 2016	pages 7-12
B.	2015 Approved Landscape Proposals Report	page 13
C.	2016 Approved Landscape Proposals Report	pages 14-15
D.	Acceptance of Financials –June 2016	pages 16-21
E.	Review of Litigation Disclosure	pages 22-27
F.	Next Meeting – September 15, 2016	
G.	Annual Calendar – Draft	pages 28-29
H.	Priorities/Goals	page 30
I.	Reserve Expense Report up to 6.16.16	pages 31-34
J.	Reserve Expense Report current	pages 35-36
K.	2015 Reserve Projects moved to 2016	page 37
L.	2016 Pending Reserve Projects	page 38
M.	2017 Reserve Projects	page 39-40
VIII.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
IX.	FINANCIAL	
	A. Treasurers Report	
X.	UNFINISHED BUSINESS	
	A. Park furniture for Summit Ridge Park – Motion/Discuss/Review to approve/deny/postpone open sealed bids and possibly approve the replacement	page 41
	B. Josh Stevens Park Playground and surface – Motion/Discuss/Review to approve/deny/postpone open sealed bids and possibly approve the replacement	pages 42-47
	C. Bobtail Park Playground Equipment – Motion/Discuss/Review to approve/deny/postpone the installation of a new playground equipment	page 48
	1. Park Pro - \$80,875.89	pages 49-51
	2. Green Living - \$67,803	pages 52-57
	D. 2017 Budget – Motion/Discuss/Review to approve/deny/postpone the 2017 budget	pages 58-62
	E. Landscape Enhancement List – Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposals for landscape enhancement	
	1. 06281607KC – Cozy Hill and Goose Hollow	pages 63-64
XI.	NEW BUSINESS	
	A. Election Material and Calendar of events – Motion/Discuss/Review to approve/deny/postpone the calendar of dates for the election	pages 65-69
	B. Holiday Lights – Motion/Discuss/Review to approve/deny/postpone the design for the holiday lights	
	C. Summerwood Park – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to remove the wall and bring the evaluation to ground level	Pages 70-73
	D. Repair wall – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to repair the wall	pages 74-77
	E. Repair wall – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to repair the wall	pages 78-84
	F. Repair retaining/planter wall – Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to repair retaining/planter wall	Pages 85-88

- G. Pillar caps and block walls– Motion/Discuss/Review to approve/deny/postpone
the Intertex proposal to repair the walls and pillar caps pages 89-110

XII. INFORMATIONAL/UPDATES

- A. 3 Concerned Parks – Summerwood
- B. City of Henderson Trail Access to Bridge
- C. Phase 2
 - 1. Intertex
 - 2. RSI
 - 3. GB Group

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. September 15, 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.