

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
September 15, 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
 - A. City of Henderson/Signage pages 1-4
- IV. COMMITTEE REPORTS
 - A. Architectural and Water Use
 - B. Safety & Security
 - C. Social
- V. LIAISONS UPDATES
 - A. Communication
 - B. Government
 - 1. BDR List page 5
 - C. Landscape
 - D. Management pages 6-11
- 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 – August 18, 2016 pages 12-16
 - B. 2015 Approved Landscape Proposals Report page 17
 - C. 2016 Approved Landscape Proposals Report pages 18-19
 - D. Acceptance of Financials –July 2016 pages 20-25
 - E. Review of Litigation Disclosure pages 26-31
 - F. Next Meeting – October 20 2016
 - G. Annual Calendar – Draft pages 32-33
 - H. Priorities/Goals page 34
 - I. Election/Budget Calendar page 35
 - J. Reserve Expense Report up to 6.16.16 pages 36-39
 - K. Reserve Expense Report current pages 40-41
 - L. 2015 Reserve Projects moved to 2016 page 42
 - M. 2016 Pending Reserve Projects page 43
 - N. 2017 Reserve Projects page 44-45
- 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 the replacement of park furniture page 46
 - 1. Park Pro - \$8,097.95 pages 47-68
 - 2. GB Group - \$1,149 pages 69-73
 - 3. Green Living - \$11,876 pages 74-80
 - B. Josh Stevens Park Playground and surface – Motion/Discuss/Review to approve/deny/postpone the replacement of the playground equipment and padding page 81
 - 1. Park Pro - \$90,585.06 pages 82-93
 - 2. Green Living - \$90,730 or \$74,646 pages 94-100
 - C. 2017 Budget – Motion/Discuss/Review to approve/deny/postpone the 2017 budget pages 101-105
- XI. NEW BUSINESS
- A. Holiday Lights – Motion/Discuss/Review to approve/deny/postpone the installation of holiday lights and purchase of lights
 - 1. Installation **bring to meeting**
 - 2. Lights page 106
 - B. Installation of Rock at Strawberry Hill Park – Motion/Discuss/Review to approve/deny/postpone the proposal to install rock at the location of the palms in the amount of \$2,750 page 107
 - C. Pillar caps and block walls– Motion/Discuss/Review to approve/deny/postpone the Intertex proposal to repair the walls and pillar caps pages 108-112
 - D. RFP for Tree Maintenance Contract – Motion/Discuss/Review to approve/deny/postpone the RFP for the Tree Maintenance pages 113-132
 - E. Camelback Park concrete work – Motion/Discuss/Review to approve/deny/postpone for concrete work for Camelback Park in amount of \$4,170 pages 133-134

- 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. October 20, 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.