

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
November 17, 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®,
Tasha Davila, Community Manager- 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
 - 1. BDR List page 1
 - C. Landscape
 - D. Management pages 2-7
- 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 – October 20, 2016 pages 8-12
 - B. 2015 Approved Landscape Proposals Report page 13
 - C. 2016 Approved Landscape Proposals Report pages 14-15
 - D. Acceptance of Financials –September 2016 pages 16-21
 - E. Review of Litigation Disclosure pages 22-28
 - F. Next Meeting – January 19, 2017
 - G. Election Meeting – December 1, 2016
 - H. Organization Meeting – December 8, 2016
 - I. Annual Calendar – Draft pages 29-30
 - J. Priorities/Goals page 31
 - K. Election/Budget Calendar page 32
 - L. Reserve Expense Report up to 6.16.16 pages 33-36
 - M. Reserve Expense Report current pages 37-38
 - N. 2015 Reserve Projects moved to 2016 page 39
 - O. 2016 Pending Reserve Projects page 40
 - P. 2017 Reserve Projects page 41-42
 - Q. Project Priority List page 42a
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Tree Maintenance Contract – Motion/Discuss/Review to approve/deny/postpone vendor for tree maintenance page 43
 - 1. GTI pages 44-63
 - 2. Jaramillo pages 64-87
 - 3. First Choice pages 88-107
 - B. Desert Shadow Trail South from Amargosa to Amargosa Landscaping - Motion/Discuss/Review to approve/deny/postpone the Desert Shadow Trail south from Amargosa to Amargosa bid by Jaramillo in the amount of \$20,750 Pages 108-110
 - C. Enclave requesting Assistance - Motion/Discuss/Review to approve/deny/postpone the request from Enclave for assistance page 111
- XI. NEW BUSINESS
- A. Stamp Concrete at Multi Gen - Motion/Discuss/Review to approve/deny/postpone the proposal Intertex proposal in the amount of \$4,285 Pages 112-115
 - B. Terra West Management Services – Motion/Discuss/Review to approve/deny/postpone the management agreement for 2017 for Terra West Management Services pages 116-131
 - C. East side of Palomino Village north of Mountain Ridge – Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for the east side of Palomino Village north of Mountain Ridge in amount of \$1,098.80 page 132
 - D. East side of Benji next to Sunset Crossing - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for east side of Benji next to Sunset Crossing in amount of \$2,014.00 page 133

- E. East side of Benji next to path - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for east side of Benji next to path in amount of \$2,129.40 page 134
- F. Summit Ridge Park - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for Summit Ridge Park in amount of \$924 page 135
- G. South side of Mountain Ridge from Palomino to Sonic Terrace - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for south side of Mountain Ridge from Palomino to Sonic Terrace in the amount of \$15,576 page 136
- H. North side of Mountain Ridge from Scarlet Sunset to Palomino Village - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for north side of Mountain Ridge from Scarlet Sunset to Palomino Village in amount of \$4,290 page 137
- I. Friendship Park next to Basketball Court - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for Friendship Park next to Basketball Court in the amount of \$896.50 page 138
- J. 2016 Audit and Tax Return – Motion/Discuss/Review to approve/deny/postpone Hilburn and Lein proposal for the amount of \$3,875 Pages 139-142
- K. Rock Installation by Green Valley Parkway and Wingbrook - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for rock installation by Green Valley Parkway and Wingbrook in the amount of \$11,093.50 pages 143-144
- L. Rock Installation by North side of Paseo Verde between Desert Shadow Trail north and south - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for rock installation by north side of Paseo Verde between Desert Shadow Trail north and south in the amount of \$2,155 pages 145-146
- M. Rock Installation by Paseo Verde by Recreation Center - Motion/Discuss/Review to approve/deny/postpone the Jaramillo proposal for rock installation on Paseo Verde near recreation center in the amount of \$13,995 pages 147-148

XII. INFORMATIONAL/UPDATES

- A. Summerwood Park
- 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. January 19, 2017

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.