

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
January 19, 2017  
6:00 PM  
ELYSIAN CLUBHOUSE  
2151 Village Walk Drive  
HENDERSON, NV 89012

**Board Members**

Charles Geisendorf	President
Rick Schmalz	Vice President
Jocelyn Holzwarth, DCAL	Treasurer
David Sanchez	Secretary
Paul Rowcliffe	Director
Doreen Morgan	Director
Lisa Cobb	Director

**Management**

Tasha Davila, Supervising Community Manager- Terra West Management Services  
Tina Brown, ARC Coordinator – Terra West Management Services  
Cheyenne LaRance, Admin. Assistant – 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 pg. 95
  - C. Landscape
  - D. Management pgs. 96-101
  
- MOTION/DISCUSS/REVIEW ON COMMITTEE AND LIAISON BUSINESS
  
- VI. 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 – November 17, 2016 pgs. 103-107
  - B. Approval of Minutes – December 8, 2016 Organization pgs. 108-111
  - C. 2015 Approved Landscape Proposals Report pg. 112
  - D. 2016 Approved Landscape Proposals Report pgs. 113-114
  - E. Acceptance of Financials –October-November 2016 pgs. 115-126
  - F. Review of Litigation Disclosure pgs. 127-133
  - G. Next Meeting – February 16, 2017
  - H. Annual Calendar – Draft pgs. 134-135
  - I. Priorities/Goals none
  - J. Reserve Expense Report current from 6.16.16 pgs. 136-137
  - K. 2016 Pending Reserve Projects pgs. 138
  - L. 2017 Reserve Projects pgs. 139-141
  - M. Project Priority List pg. 142
- VII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- VIII. FINANCIAL
- A. Treasurers Report
- IX. UNFINISHED BUSINESS
- A. Enclave Req. Assistance - Motion/Discuss/Review to approve/deny/postpone request from Enclave for assistance pgs. 144-149
  - B. 2016 Audit and Tax Return – Motion/Discuss/Review to approve/deny/postpone audit and tax return
    - 1. Bainbridge and Little pgs. 150-153
    - 2. Hilburn and Lein pgs. 154-157
  - C. Phase 2 Wall repair and paint – Motion/Discuss/Review to approve/deny/postpone the proposal to repair and paint Phase 2 walls
    - 1. Intertex pgs. 159-175
    - 2. RSI pgs. 176-212
    - 3. GB Group pgs. 213-223
- X. NEW BUSINESS
- A. Park Bid Legal Opinion – Motion/Discuss/Review the legal opinion in regards to park bids pg. 225
  - B. Bella Vista ARC - Motion/Discuss/Review to approve/deny/postpone the ARC application for installation of 55 plants, rock replenishment, installation of 6 trees and removal of 14 trees pgs. 226-246
  - C. Pillar Caps/Wall repairs – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex in the amount of \$13,055 pgs. 247-251
  - D. Wall Repair – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for wall repair in the amount of \$4,593 pgs. 252-256
  - E. Sidewalk Repairs - Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for sidewalk repairs - \$3,768.00 pgs. 257-261
- XI. INFORMATIONAL/UPDATES
- A. Strawberry Hill Park
  - B. Summerwood Park
- XII. HOMEOWNER LETTERS / REQUESTS

XIII. NEXT MEETING

A. February 16, 2017

XIV. BOARD MEMBERS CLOSING COMMENTS

XV. 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.

XVI. 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](http://www.terrawest.com) or via email from [kfyler@terrawest.com](mailto: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.