

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
February 16, 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, Senior Supervising Community Manager- Terra West Management Services  
Cheyenne LaRance, ARC Coordinator – Terra West Management Services  
Mary Alcalá, 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 REPORTS
  - 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 – January 19, 2016 pages 8-12
- B. 2016 Approved Landscape Proposals Report pages 14-15
- C. Acceptance of Financials –December 2016 pages 16-21
- D. Review of Litigation Disclosure pages 22-28
- E. Next Meeting – March 16, 2017
- F. 2016 Pending Reserve Projects page 40
- G. 2017 Reserve Projects page 41-42
- H. 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. Enclave requesting Assistance - Motion/Discuss/Review to approve/deny/postpone the request from Enclave for assistance.
- B. Park Bid Legal Opinion - Motion/Discuss/Review to approve/deny/postpone the park bid legal opinion.
- C. Bella Vista ARC - Motion/Discuss/Review to approve/deny/postpone the ARC request.
- D. Wall Repairs Proposal#16-1120 JH – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for wall repairs.
- E. Sidewalk Repairs Proposal#16-1071 JH – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for sidewalk repairs.

XI. NEW BUSINESS

- A. Landscaping Proposal#10241601SC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for plant/rock replacement.
- B. Landscaping Proposal#10241602SC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for plant replacement.
- C. Landscaping Proposal#06281601KC(R-1) – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for Area #1 Enhancements.
- D. Landscaping Proposal#06281606KC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for Area #6 Enhancements.
- E. Landscaping Proposal#08081605KC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for Area #9 Enhancements, Bid#4.
- F. Landscaping Proposal#06281609KC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for Area #9 Enhancements, Bid#1.
- G. Landscaping Proposal#08081603KC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for Area #9 Enhancements, Bid#2.
- H. CAI Membership - Motion/Discuss/Review to approve/deny/postpone the CAI Membership renewal.
- I. COH Valle Verde Rehabilitation - Motion/Discuss/Review to approve/deny/postpone the ADA Ramps that are association owned.

- J. Fountain Hills Power Reimbursement - Motion/Discuss/Review to approve/deny/postpone the request to take back financial responsibility of meter# CC028483317-2081.
- K. Park Inspections (Quarterly) - Motion/Discuss/Review to approve/deny/postpone the inspections with regards to community parks.
  
- XII. INFORMATIONAL/UPDATES
  - A. Strawberry Hill Park (Play Equipment Bid Out)
  - B. Summerwood Park (No action at this time)
  
- XIII. HOMEOWNER LETTERS / REQUESTS
  
- XIV. NEXT MEETING
  - A. March 16, 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](http://www.terrawest.com) or via email from [tdavila@terrawest.com](mailto:tdavila@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.