

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
March 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, 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
 - A. COH – Pavilion Signage Pgs. 122-126
- IV. COMMITTEE REPORTS
 - A. Architectural and Water Use
 - B. Safety & Security
 - C. Social
- V. LIAISONS REPORTS
 - A. Communication
 - B. Government
 - 1. BDR List Pgs. 128-129
 - C. Landscape
 - D. Management Pgs. 130-135
- 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 – February 16, 2017 Pgs. 137-141
 - B. 2016 Approved Landscape Proposals Report Pgs. 142-143
 - C. Acceptance of Financials (January not released) None
 - D. Review of Litigation Disclosure Pgs. 144-150
 - E. Next Meeting – April 20, 2017
 - F. 2016 Pending Reserve Projects Pg. 151
 - G. 2017 Reserve Projects Pgs. 152-154
 - H. Project Priority List Pg. 155
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids Pg. 156
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Bella Vista ARC - Motion/Discuss/Review to approve/deny/postpone the ARC request. Pgs. 158-181
 - B. Wall Repairs Proposal#16-1120JH – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for wall repairs. Pgs. 182-186
 - C. Fountain Hills Power Reimbursement - Motion/Discuss/Review to approve/deny/postpone the request to take back financial responsibility of meter# CC028483317-2081. Pg. 187
 - D. Alum-Wood Rafter Installation Bids - Motion/Discuss/Review to approve/deny/postpone the bid acceptance to install rafters in Summit Ridge and Strawberry Hills Parks. Pgs. 188-195
- XI. NEW BUSINESS
- A. Landscaping Proposal#10241601SC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for plant/rock replacement. Pg. 197
 - B. Landscaping Proposal#10241602SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement. Pg. 198
 - C. CAI Annual Conference - Motion/Discuss/Review to approve/deny/postpone the CAI Annual Conference sign-ups for Board Members. Pgs. 199-214
 - D. Citrus Gardens ARC - Motion/Discuss/Review to approve/deny/postpone the ARC request. Pgs. 215-224
 - E. Kelby Brandow Social Committee Resignation - Motion/Discuss/Review to approve/deny/postpone the resignation. Pg. 225
- XII. INFORMATIONAL/UPDATES
- A. Bobtail Park (Play Equipment Replacement - Demo)
 - B. Strawberry Hills Park (Play Equipment Replacement - Rebid)
 - C. Summerwood Park (Play Equipment Replacement - Specs)
- XIII. HOMEOWNER LETTERS / REQUESTS
- XIV. NEXT MEETING
- A. April 20, 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 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.