

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
April 20, 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

Mary Alcalá, ARC Coordinator – Terra West Management Services

Mycal Williams, 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 Pgs. 74-75
 - C. Landscape
 - D. Management Pgs. 76-81

- 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 – March 16, 2017 Pgs. 83-86
 - B. Acceptance of Financials (January & February 2017) Pgs. 87-96
 - C. Review of Litigation Disclosure Pgs. 99-105
 - D. Next Meeting – May 18, 2017
 - E. 2016 Pending Reserve Projects Pg. 106
 - F. 2017 Reserve Projects Pgs. 107-109
 - G. Project Priority List Pg. 110
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Fountain Hills Power Reimbursement - Motion/Discuss/Review to approve/deny/postpone the association’s correspondence to Fountain Hills Board regarding meter# CC028483317-2081. Pg. 112
 - B. 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. 113-120
 - C. Landscaping Proposal#10241601SC – Motion/Discuss/Review to approve/deny/postpone the bid from Jaramillo for plant/rock replacement. Pg. 121
 - D. Landscaping Proposal#10241602SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement. Pg. 122
- XI. NEW BUSINESS
- A. Landscaping Proposal#03131706SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock installation Pg. 124
 - B. Landscaping Proposal#03211701SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock replenishment Pg. 125
 - C. Landscaping Proposal#04051706SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree installation, NE Corner Preserve and Strawberry Hill **Handout**
 - D. Landscaping Proposal#04051709SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree installation, Desert Shadow Trail East of Strawberry Hill Pg. 127
 - E. Landscaping Proposal#04071702SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock installation, Mountain Ridge from Palomino Village to Friendship Park Pg. 128
 - F. Landscaping Proposal#04051708SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree removal behind 39 Trailside Pg. 129
 - G. Landscaping Proposal#04051707SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree removal behind 29 Trailside **Handout**
 - H. Landscaping Proposal#04051702KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for xeriscape conversion in Summerwood Circle Park Pgs. 131-132
 - I. Landscaping Proposal#006281602KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for enhancements west side of Carnegie, from Paseo Verde to Amargosa Trail Pgs. 133-134

- J. Landscaping Proposal#06281626KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for enhancements west side of Carnegie, from Amargosa Trail to Cozy Hill Pgs. 135-137
- K. Landscaping Proposal#04071701KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement and rock replenishment, east side of Carnegie Pgs. 138-139
- L. Landscaping Proposal#04061701KC - Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement and rock replenishment, Carnegie and Paseo Verde Intersection Pgs. 140-141
- M. Landscaping Proposal#04051701KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Summerwood Circle Park Sand and pony wall removal Pg. 142
- N. Landscaping Proposal#10241602SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement, N. side Mountain Ridge Pg. 143
- O. Landscaping Proposal#10241601SC(R-1) – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for plant replacement, S. side Mountain Ridge from Palomino Village to Friendship Park Pg. 144
- P. Landscaping Proposal#04101702SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree removals, Friendship Park Pg. 145
- Q. Landscaping Proposal#04101701SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tree removals, behind 2147 Wilbanks Pg. 146
- R. Intertex Proposal#17-1302JH– Motion/Discuss/Review to approve/deny/postpone bid from Intertex sidewalk panels in Crystal Springs (Vendor Assessment-Most likely the sprinkler water from the homeowners yard is getting under the concrete and undermining the sub-base) Pgs. 147-151
- S. Intertex Proposal#17-1594JH– Motion/Discuss/Review to approve/deny/postpone bid from Intertex wall caps in Summerwood Circle Park Pgs. 152-157
- T. Lighting Upgrade Proposal– Motion/Discuss/Review to approve/deny/postpone bid from Matthews Electrical Services for lighting upgrade at Cozy Hill and Carnegie for Holiday Lighting Pg. 158
- U. City of Henderson Curb Agreement Addendum (Yellow Curbs)- Motion/Discuss/Review to approve/deny/postpone the addendum as presented Pgs. 159-160
- V. ISG Aluminum Riser Cap Proposal - Motion/Discuss/Review to approve/deny/postpone bid to replace all stake lighting with Aluminum Risers Pgs. 161-166
- W. Summerwood Circle Park Playground Replacement RFP - Motion/Discuss/Review to approve/deny/postpone the RFP/Specs **Handout**
- X. Bella Vista ARC Request for No Parking/Dumpster Signs - Motion/Discuss/Review to approve/deny/postpone the ARC application as submitted with Committee recommendation. **Handout**

- XII. INFORMATIONAL/UPDATES
 - A. Bobtail Park Furniture Replacement
 - B. Bobtail Park Play Equipment Replacement
 - C. Strawberry Hills Park Play Equipment Replacement
 - D. Summerwood Park Play Equipment Replacement
 - E. SNWA Zeriscape Conversion

- XIII. HOMEOWNER LETTERS / REQUESTS

- XIV. NEXT MEETING
 - A. May 18, 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.