

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
May 18, 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
    - 2. CAI National Convention Update
  - 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 – April 20, 2017 Pgs. 83-86
- B. Acceptance of Financials - None Pgs. 87-96
- C. Review of Litigation Disclosure Pgs. 99-105
- D. Next Meeting – June 15, 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. Strawberry Hill Park Play Equipment Replacement – Motion/Discuss/Review to approve/deny/postpone the proposals submitted Pgs. 113-120
- B. Intertex Proposal#17-1302JH– Motion/Discuss/Review to approve/deny/postpone bid from Intertex sidewalk panels-Crystal Springs
- C. Lighting Upgrade Proposal– Motion/Discuss/Review to approve/deny/postpone bid from Matthews Electrical Services for lighting upgrade at Cozy Hill/Carnegie for Holiday Lighting
- D. ISG Aluminum Riser Cap Proposal - Motion/Discuss/Review to approve/deny/postpone bid to replace all stake lighting with Aluminum Risers

XI. NEW BUSINESS

- A. Newsletter I-Writer – Motion/Discuss/Review to Pg. 124  
approve/deny/postpone I-Writer for Newsletter articles
- B. Association Board Meeting Location – Motion/Discuss/Review to Pg. 125  
approve/deny/postpone possible location change for meetings
- C. Landscaping Proposal#04051706SC – Motion/Discuss/Review to **Handout**  
approve/deny/postpone bid from Jaramillo for tree installation, NE Corner Preserve and Strawberry Hill
- 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#04071702KC – Motion/Discuss/Review to Pg. 128  
approve/deny/postpone bid from Jaramillo for rock installation, Mountain Ridge from Palomino Village to Friendship Park
- F. Landscaping Proposal#04181722BK – Motion/Discuss/Review to Pg. 128  
approve/deny/postpone bid from Jaramillo for tree replacement Palomino Trail
- G. Landscaping Proposal#05081798BK – Motion/Discuss/Review to Pg. 128  
approve/deny/postpone bid from Jaramillo for plant replacement car accident
- H. Intertex Proposal#17-1685– Motion/Discuss/Review to  
approve/deny/postpone bid from Intertex pilaster cap replacement

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. Park Pro Quarterly Park Inspections

XIII. HOMEOWNER LETTERS / REQUESTS

- XIV. NEXT MEETING  
A. June 15, 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.