

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
November 16, 2017 @ 6:00 PM  
TERRA WEST MANAGEMENT SERVICES  
11135 S. EASTERN AVE, SUITE 120  
HENDERSON, NV 89052

**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  
Kristina Pullen, Administrative 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. Tree Solutions LLC – Pete Luna

IV. COMMITTEE REPORTS

A. Architectural and Water Use  
B. Safety & Security  
C. Social

V. LIAISONS REPORTS

A. Communication  
B. Government  
1. BDR List  
C. Landscape

Pgs. 86-87

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 – August 17, 2017

Pgs. 89-92

B.	Acceptance of Financials – September 2017	Pgs. 93-99
C.	Review of Litigation Disclosure	Pgs. 100-105
D.	Next Meeting – January 18, 2018	
E.	2016 Pending Reserve Projects	Pg. 106
F.	2017 Reserve Projects	Pgs. 107-109
G.	Project Priority List	Pg. 110
H.	Management Report	Pgs. 111-116
VIII.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
A.	2017 Audit/Tax Bids	
B.	Rest Stop #5 – Lighting Bid	
IX.	FINANCIAL	
A.	Treasurers Report	
X.	UNFINISHED BUSINESS	None
XI.	NEW BUSINESS	
A.	Collection Proposals - Motion/Discuss/Review to approve/deny/postpone proposals from various collection companies for collection services.	Pgs. 127-137
B.	2018 Management Contract Renewal - Motion/Discuss/Review to approve/deny/postpone contract from Terra West Management Services	
C.	ISG Lighting Inspection Bid - Motion/Discuss/Review to approve/deny/postpone bid from ISG for Monthly/Quarterly Lighting Inspections	Pgs.
D.	Pest Control Contract	
E.	Priority 1 – North/East Corner Lighting (Carnegie)	
F.	Landscaping Proposal#06291701SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for landscape upgrades to fire lane between Mt. Ridge and Thunder Mt.	
G.	Landscaping Proposal#06291702SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Xeriscape Conversion to property east of Valle Verde, between Paseo Verde to 215.	
H.	Landscaping Proposal#08021704KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Artificial Turf Conversion to dead grass area in Camelback Park	
I.	Landscaping Proposal#08141702KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Xeriscape Conversion to property at Carnegie and Cozy Hill, north	
J.	Landscaping Proposal#08141703KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Xeriscape Conversion to property at Carnegie and Amargosa Trail	
K.	Landscaping Proposal#09141701SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Rock Replenishment to property at Cozy Hill & GVPKWY, Paseo Verde, Mt. Ridge and Valle Verde Fire Access Lanes	
L.	Landscaping Proposal#10041701C – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Tree Replacement to property at Windsong Echo Common Area	
M.	Landscaping Proposal#10051701KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Rock Removal and Installation to property along GVPKWY	
N.	Landscaping Proposal#10051702KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Tree Removal and Installation to property along GVPKWY	
O.	Landscaping Proposal#10051703KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Tree Removal and Installation to property along Valle Verde	
P.	Landscaping Proposal#10051704KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Tree Removal and Installation to property along Paseo Verde	
Q.	Landscaping Proposal#091417012SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Tree Removal and Replacement to property on south side of Palomino Village, between Summit Ridge and Amazing Valley	
R.	Landscaping Proposal#101217045C – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for Landscape Replacement to property Valle Verde, behind 1857 Desert Forest Way due to car accident	

- XII. INFORMATIONAL/UPDATES
  - A. Camelback Park Dead Grass
  - B. Phase II Walls
  - C. Cozy Hill Park Lighting Project
  - D. Budget/Budget Ratification & Annual Meeting Required Mailings sent out 11.17.17
  - E. Holiday Lighting
  
- XIII. HOMEOWNER LETTERS / REQUESTS
  - A. Rat Issues – Resident Complaint Pgs. 211-212
  
- XIV. NEXT MEETING
  - A. January 18, 2018
  
- 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.