

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
January 17, 2013
6:30 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Mike Forman	President
Lisa de Marigny	Vice President
David Guza	Treasurer
Paul Rowcliffe	Secretary
Phil Brody	Director
Bryan Sandrock	Director
	Director

Management

Robin E. Styles, Supervising Community Manager, CMCA®, AMS®, PCAM®
Billie Smith, Provisional Community Manager, CMCA® and Felicia McMillan, Community 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
- II. ESTABLISHMENT OF A QUORUM
- III. 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.
- IV. COMMITTEE REPORTS
 - A. Newsletter
 - B. Landscape Proposals
 - 1. 2012 Approved Landscape Proposals Report - End of year review of 2012 report page 1
 - 2. Proposals – Possible approval of one or more of the below proposals
 - a. 11011202SC / Rock Replenishment / Middle Island along Paseo Verde from Desert Shadow West to first school crossing - \$14,645.00 – This item was postponed per Board motion and requested to be added to the January Agenda page 2

- C. Architectural
- D. Social
- E. Safety & Security
 - 1. Burglary GVR – Homeowner email to Board President with recommendation pages 3-5
- F. Government Relations
- G. Community Relations
 - 1. Parcel 33 – Status Report on progress of project
 - 2. The District at Green Valley Ranch – Status Report on progress of project pages 6-21

- V. APPROVAL OF MINUTES
 - A. November 15, 2012 pages 22-31

- VI. FINANCIAL REVIEW
 - A. October and November 2012 pages 32-55

- VII. HOMEOWNER LETTERS / REQUESTS (none)

- VIII. UNFINISHED BUSINESS
 - A. *Ad hoc* Reserve Management Committee Appointments – Decision on appointments to the committee
 - B. Removal of Water Fountains in Rest Stops– Status on Bids to be provided
 - C. Asphaltting pages 56-68
 - D. Pigeon Control in Cozy Hill Circle Park and Josh Stevens Park – Management to advise results of on-site inspection with vendor
 - E. Vehicle Accident #1 – August 21, 2012 – Status to be given on collection of damages page 69
 - F. Vehicle Accident #2 – September 25, 2012 – Status to be given on collection of damages page 70

- IX. NEW BUSINESS
 - A. Park Equipment Repair – Review of estimates to repair park equipment at Summerwood Circle Park and Friendship Park for approval
 - 1. Creative Play pages 71-74
 - 2. Evans Recreation pages 75-93
 - 3. Park Pro pages 94-96
 - B. 2013 Board Priorities – Discuss and come to an agreement on the top ten 2013 Board Priorities that follow SMART (Specific, Measurable, Attainable, Realistic, and Timely) criteria and are assigned to a single point of accountability. Pages 103-111

- C. Apple Exterminating Inc. – Decision for approval on estimate for installation and maintenance of rodent control bait stations along the trail West of Carnegie between Coronado Center and Carnegie page 112
- D. Apple Exterminating Inc. – Decision for approval on estimate for installation and maintenance of rodent control bait stations at Strawberry Hill Park page 113
- E. Pro Forma Finance Committee Charter – Review draft of committee charter put together by David Guza and come to an agreement for approval of final draft pages 114-115
- F. The Bid Process Proposal – Review and Discuss the bid proposal process and come to an agreement on the steps to follow pages 116-117
- G. Email Etiquette – Review of Email Etiquette Policy pages 118-121
- H. Signature Cards for Operating and Reserve Accounts – Motion for approval of e-sign signatures of Board President, Vice President and Secretary page 122
- I. Privacy and Confidentiality Statement of Board Members – Review and acceptance with signature from all Board Members pages 123-125
- J. Code of Ethics and Confidentiality Certification of Community Association Board Members NAC 116 and NRS 116 – Review and acceptance with signature from all Board Members pages 126-129
- K. Architectural Liaison Appointment – Appointment of Board Member as Liaison and Committee Member on the Architectural Committee
- L. Architectural Committee Member Appointments – Appointment of 2013 Architectural Committee Members
 1. Robert Knox
 2. Joey Rosenberg
 3. Candy Lappen
 4. Rafael Gafni
 5. Lisa Ortega
- M. Architectural Committee Chair Appointment – Appointment of Architectural Committee Chair
- N. Social Committee Member Appointments – Appointment of 2013 Social Committee Members
 1. Bonnie Rottsinn
 2. Ed Sutter
 3. June Edgar
 4. Lisa Ortega
 5. Lori Roques
 6. Oregon Simpson
 7. Ruth Golden
 8. Sheryl Schmalz
 9. Stephanie Flaherty
 10. Mike Forman
 11. Laura Baker
- O. Social Committee Chair Appointment – Appointment of Social Committee Chair

- P. Board Liaison Positions – Confirmed as appointed at November 1, 2012 Organizational Meeting
 - 1. Architectural Liaison – Not yet appointed
 - 2. Government Liaison – Ellen Spiegel
 - 3. Community Website and Newsletter Liaison – Phil Brody
 - 4. Landscape Liaison – Paul Rowcliffe
 - 5. Safety and Security Liaison – Lisa de Marigny
 - 6. Social Liaison – Mike Forman
- Q. Board Positions – Confirmed as nominated at November 1, 2012 Organizational Meeting
 - 1. President – Mike Forman
 - 2. Vice President – Lisa de Marigny
 - 3. Secretary – Paul Rowcliffe
 - 4. Treasurer – David Guza
 - 5. Director – Phil Brody
 - 6. Director – Bryan Sandrock
 - 7. Director – Ellen Spiegel
- R. Sentosa Homeowners Association – Request for information on wall construction defect settlement that was completed in 2006 page 130
- S. Duties of a Board Liaison – Review understanding of what a board liaison does page 131
- T. Bella Vista Condominium Association Architectural Application for entry landscape changes – Review for approval pages 132-137
- U. Citrus Gardens HOA – Review for possible approval for installation of light posts at the entryway pages 138-142
- V. MK House Consulting / Wall and Sidewalk Repairs – Possible approval of one or more of the below proposals
 - 1. Job #8948 / Pillar Caps / Valle Verde & Thunder Hills
pages - \$1,629.00 pages 143-146
- W. Consent Agenda Items – Discussion on using the Consent Agenda item method

- X. NEXT MEETING
 - A. February 21, 2013

- XI. Priority List and Annual Calendar 2013 page 147

- XII. 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.

- XIII. 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 salbert@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.