

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
February 21, 2013  
6:30 PM  
DESERT WILLOW COMMUNITY CENTER  
2020 W. HORIZON RIDGE PARKWAY  
HENDERSON, NV 89012

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**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®, Felicia McMillian, 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. 2013 Approved Landscape Proposals Report -  
Review of expenditures page 1
    - 2. Proposals (none)
    - 3. Request for Proposal for Landscape Project – Possible approval of RFP for rock replenishment in the middle island along Paseo Verde from Desert Shadow West to the first school crossing pages 2-12

- C. Architectural
- D. Social
- E. Safety & Security
- 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
  
- V. APPROVAL OF MINUTES
  - A. January 17, 2013 pages 13-20
  
- VI. FINANCIAL REVIEW
  - A. Treasurer’s Report Summary – Draft page 21
  - B. December 2012- Quarterly pages 22-70
  
- VII. HOMEOWNER LETTERS / REQUESTS (none)
  
- VIII. UNFINISHED BUSINESS
  - A. Bid Process Proposal – Review Board Member input and discuss the bid proposal process and come to an agreement on the steps to follow pages 71-85
  - 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 86-93
  - C. Ad hoc Finance Committee Charter and Scope of Work – Review for possible approval of Ad hoc Finance Committee Charter pages 94-96
  - D. Consent Agenda Items – Review for possible approval of using the Consent Agenda method pages 97-103
  - E. Bella Vista Condominium Association Architectural Application for entry landscape changes – Review for possible approval pages 104-109
  
- IX. NEW BUSINESS
  - A. Rest Stop Wrought Iron Project - Possible motion to go out to bid page 110
  - B. Ad hoc Finance Committee Member Appointment – Appointment of Bonnie Burton to the committee page 111
  - C. Reserve Study Corrections – Review and approve pages 112-123

- D. Reserve Study Revision – Review and discuss recommended revisions to the Reserve Study with possible approval (Revisions not yet completed. Will provide to Board when ready).
- E. Finances in the CIC, DCAL Class – Possible approval to pay for non-CAI members on the Ad hoc Finance Committee page 124
- F. Enclave Sub-Association Request for landscape removal of shrubs that have grown ‘woody’ pages 125-128
- G. Trail Asphaltting Bid Proposals – Review submitted sealed bids for possible approval
  - 1. Affordable Striping & Sealing, LLC
  - 2. American Pavement Preservation
  - 3. Precision Paving Co., Inc.
  - 4. Sunland Asphalt & Sealcoating
- H. GVRCA Trails (aka Armagosa trail) – Status on City of Henderson projects and possible follow-up action to be taken pages 129-132
- I. Water Fountain Bid Proposals – Review submitted sealed bids for possible approval for removing five water fountains
  - 1. Atlas Plumbing
  - 2. Bob Fix It
  - 3. Jenni Plumber
  - 4. Young Plumbing
- J. Bank Signatories – Review and discuss for possible action on determination of bank signatories pages 133-136
- K. Alternate Treatment of Statements – Review and discuss alternatives for dissemination of homeowner monthly statements pages 137-142
  
- X. NEXT MEETING
  - A. March 21, 2013
  
- XI. Priority List and Annual Calendar 2013 page 143
  
- 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](http://www.terrawest.com) or via email from [salbert@terrawest.com](mailto: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.