

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
March 21, 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®, 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
 1. Email Blast as an HTML Account – Possible action to approve
 - B. Landscape Proposals
 1. Proposals (none)

- C. Architectural
 - D. Social
 - E. Safety & Security
 - F. Government Relations
- V. 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 - February 21, 2013 pages 2-8
 - B. Treasurer's Report page 9
 - C. Acceptance of Financials – January 2013 pages 10-22
 - D. 2013 Approved Landscape Proposals Report page 23
 - E. Next Meeting – April 18, 2013
 - F. Priority List and Annual Calendar pages 24-25
- VI. HOMEOWNER LETTERS / REQUESTS
- A. Sentosa Homeowners Association – GVRCA Construction Defect Settlement – Request for detail information page 26
- VII. UNFINISHED BUSINESS
- A. Asphalt Seal Proposals Comparison Spreadsheet - Review of bids presented at the February Board meeting for possible approval pages 27-29
 - B. GVRCA Trails (aka Armagosa trail) – Discuss and review for possible action recent work being done on the trails by the City of Henderson page 30
- VIII. NEW BUSINESS
- A. Nevada Illumination Repair Proposal – Requires Board motion to ratify unanimous consent approval pages 31-39
 - B. Henderson Stroll and Roll – Board President's request for the Board's feedback page 40
 - C. Ad hoc Finance Committee Report
 - 1. DCAL Finance Class Report page 41
 - D. State of Nevada Department of Taxation's Written Opinion Letter dated February 21, 2013 – Request for Acknowledgement of Receipt and Instruction to Agent – Requires Board President signature with Option 3 checked pages 42-50
 - E. City of Henderson Case Number efm 13-155393 – Events held approved by the City – Request by Board Member to notify the City to instruct event holders to not use community association property pages 51-52

- F. Financial Information – Request from Finance Committee for information and special reports – Requires decision by Board to approve additional billing services pages 53-54
- G. Association’s Operating Fund – Discussion and possible action to be taken pages 55-57
- H. 2013 Reserve Budget – Request for review by Finance Committee on recommended changes page 58
- I. Complex Solutions, LTD. – Level 2 Reserve Study Bid Proposal – Possible approval pages 59-67
- J. GVRCA Arc Matters – Review and discussion regarding portable structure pages 68-72
- K. MK House Consulting / Wall and Sidewalk Repairs
 - 1. Project #9917 / Retaining Wall Repairs / Benji and Sunset Crossing - \$898.00 pages 73-82

- IX. 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.

- X. 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.