

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
April 18, 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®
and 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. Proposed Article – Review / Discuss / Motion pages 1-2
 - B. Landscape Proposals
 - 1. Proposals
 - a. 03201301SC / Landscape Repair due to car accident
Wingbrook Common Area - \$2,175.00 pages 3-7

- C. Architectural
 - D. Social
 - E. Safety & Security
 - F. Government Relations
 - G. Ad hoc Finance Committee Report
- 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 - March 21, 2013 pages 8-15
 - B. 2013 Approved Landscape Proposals Report page 16
 - C. Acceptance of financials – February 2013 pages 17-30
 - D. Next Meeting – May 16, 2013
 - E. Priority List and Annual Calendar pages 31-32
- VI. FINANCIAL REVIEW
- A. Treasurer’s Report – Verbal report by David Guza
- VII. HOMEOWNER LETTERS / REQUESTS
- A. Request for Replacement of Trees page 33
 - B. Request for Trimming Tree page 34
- VIII. UNFINISHED BUSINESS
- A. Association’s Operating Fund – Status on CPA request regarding working capital
 - B. Complex Solutions, LTD. – Level 2 Reserve Study Bid Proposal – Possible approval pages 35-49
 - C. GVRCA Arc Matters – Review and discussion regarding portable structure pages 50-54
 - D. MK House Consulting / Wall and Sidewalk Repairs
 - 1. Project #9917 / Retaining Wall Repairs / Benji and Sunset Crossing - \$898.00 pages 55-64
- IX. NEW BUSINESS
- A. Funding for Social Committee T-Shirts and Hats – Possible approval
 - B. Discuss / review e-mail lists regarding homeowner confidentiality being violated and misrepresentation of authority under NAC by certain unit owner
 - C. Ad hoc Finance Committee Charter – Discuss / Review / Possible motion for revision or replacement pages 65-66
 - D. Ad hoc Finance Committee Chair – Discuss / Review for possible motion for appointment

- E. Board President Legal Liaison – Approve appointment of Board President Legal Liaison for authorization to consult with legal counsel as needed regarding the operation of the association and enforcement of its governing documents
- F. Request for Information from Management by Board Members – Discuss / Review / Motion for establishment of protocol to request information from management by Board members page 67
- G. Creation of Board Meeting Agenda Resolution – Discuss / Motion for authorization for Association Attorney to draft resolution
- H. E-Signers – Motion to Approve President and Treasurer as primary signatories and Vice President and Secretary as alternates
- I. Wrought Iron Project Phase V Sealed Bid Proposals – Review / Discuss / Motion for possible approval of bid proposal
 - 1. JP Enterprises, Inc. (without price) pages 68-81
 - 2. MK House Consulting, Inc. (without price) pages 82-85
 - 3. Unforgettable Coatings, Inc. (without price) pages 86-92
- J. Landscape Project Sealed Bid Proposals for rock replenishment in the middle island along Paseo Verde from Desert Shadow West to the first school crossing – Review / Discuss / Motion for possible approval of bid proposal
 - 1. Bilmar Landscape
 - 2. Jaramillo Landscape
 - 3. Par 3 Landscape
- K. Nevada Illumination Lighting Maintenance Contract Renewal – Review / Discuss / Motion for renewal of annual contract page 93
- L. Bella Vista Condominium Association – Architectural Application submittal for painting vehicle and pedestrian gates – Review / Discuss / Motion for approval pages 94-100
- M. MK House Consulting / Block Wall Repairs
 - 1. Job #9732 / Block Wall Repairs / On trail behind Doe Run Circle - \$4,500.00 pages 101-107

- X. 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.

XI. 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.