

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
July 18, 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**

Kristin Remhoff, Supervising Community Manager, CMCA®, AMS®, PCAM® and  
Renee Stickel, 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/Website
    - 1. Next newsletter
    - 2. Update on website redesign
    - 3. Alternatives for distribution of newsletter
  - B. Landscape Proposals
    - 1. Proposals
      - a. 06261303JS/Entry Corners at Stags Leap/Scarlet Sunset and Mountain Ridge - \$6,817.50 pages 1-2

- b. 07021302JS/Regency Hills Park/Canyon Spirit and Thunder Hills - \$5,490.00 pages 3-4
- c. 06261303JS/Entry at South Valley Verde and Thunder Hills - \$11,011.50 pages 5-6
- d. City of Henderson Grant Program for IV. B. 1. C. pages 7-11

- C. Architectural
- D. Social
- E. Safety & Security
- F. Government Relations
- G. Ad Hoc Finance Committee
  - 1. Minutes June 24, 2013 pages 12-13

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 – June 20, 2013 pages 14-21
- B. 2013 Approved Landscape Proposals Report page 22
- C. Acceptance of Financials – May2013 pages 23-36
- D. Next Meeting – August 15, 2013
- E. Priority List and Annual Calendar pages 37-38
- F. Bob Fix It – Painting items in parks- Review/ Discuss/Motion
  - 1. Scarlet Sunset Park - \$500 page 39
  - 2. Summit Ridge Park - \$450 page 40
  - 3. Summerwood Circle Park - \$125 page 41
  - 4. Amazing Valley Lane Park - \$250 page 42
  - 5. Kachina Mountain Park - \$100 page 43
  - 6. Canyon Spirit Drive Park - \$375 page 44
  - 7. Camelback Ridge Avenue Park - \$150 page 45

VI. FINANCIAL REVIEW

- A. Treasurer Report
- B. 2012 Audit pages 46-48

VII. HOMEOWNER LETTERS / REQUESTS

- A. 6:45pm/Homeowner request Open meeting regarding basketball hoop pages 49-75
- B. Review letter regarding landscaping and rats page 76
- C. Review letter regarding Pine trees page 77
- D. Review e-mails regarding rats and scorpions pages 78-84
- E. Review e-mail regarding scorpions and crime page 85
- F. Review e-mail requesting option to pay via web portal pages 86-88

VIII. UNFINISHED BUSINESS

- A. Ad Hoc Finance - Reserve Study/Reserve Account Policy –  
Review/Discuss/Motion for approval of policy pages 89-90
- B. Management Agreement RFP - Review/Discuss/Motion for approval of RFP
- C. Lighting Maintenance RFP – Review/Discuss/Motion for approval of RFP  
pages 91-100
- D. Repair, Painting and Numbering Light Poles – Review/Discuss/Motion for  
approval of RFP pages 101-111
- E. Creation of Board Meeting Agenda Guideline – Review/Discuss/Motion
- F. Architectural Committee Charter Revisions – Review/Discuss/Motion  
pages 112-113

IX. NEW BUSINESS

- A. Create an Ad Hoc Committee for to Interview and evaluate management  
companies – Review/Discuss/Motion to create an Ad Hoc Committee to  
interview and evaluate management companies
- B. Rest Stop Lighting - Review/Discuss/Motion for possible approval of RFP for  
repairing and replacement
- C. Trail across from Friendship Park - Review/Discuss/Motion for possible approval  
of RFP for installing asphalt
- D. Architectural Committee – Review/Discuss/Motion to appoint Bob Knox, Lisa  
Ortega and Candy Lappen to committee
- E. Insurance Policy – Review/Discussion/Motion to go out to bid
- F. Welcome and Information Booklet - Review/ Discuss/Motion to amend the  
current Welcome and Information Booklet
- G. Credit Card for Social – Laura Baker
- H. Board Member items
  - 1. E-blast for alerts- Review/ Discuss/Motion to e-blast
  - 2. Board President blocking a sitting Board member from  
communicating with the President via method(s) available to all other  
Board members- Review/ Discuss/Motion pages 114-116
  - 3. Re-writing the documents to a professional appearance - Review/  
Discuss/Motion pages 117-124
  - 4. Excluding certain potential bidders for the pending release of the  
management contract request for proposal - Review/ Discuss/Motion  
page 125
  - 5. Landscape Committee, Use of expert to look at landscaping and use  
expert to do the RFP for landscape contract - Review/ Discuss/Motion  
pages 126-129
- I. Reserve Study – financial updates or full studies annually –  
Review/Discuss/Motion pages 130-135
- J. The Enclave at GVRCA donating Lava rock to GVRCA - Review/ Discuss/Motion  
page 136
- K. Sentosa – questioning wall responsibility - Review/ Discuss/Motion GVRCA  
responsibility pages 137-139

- L. Passing of the 2012 audit – Review/Discuss/Motion possibility of a vote on the acceptance or rejection of the 2012 audit
- M. Bob Fix It – Painting items in parks- Review/ Discuss/Motion
  - 1. Cozy Hill Park - \$775 page 140
  - 2. Josh Stevens Park - \$1,075 page 141
  - 3. Wingbrook Avenue Park - \$725 page 142
  - 4. Bobtail Circle Park - \$575 page 143
  - 5. Strawberry Hill Park - \$1,150 page 144
  - 6. Friendship Park - \$1,850 page 145
  
- N. MK House Consulting - Review/ Discuss/Motion
  - 1. Project #10584 / Arches repair and paint /Bella Vista  
CID #801 - \$1,100 pages 146-147
  - 2. Project #11250 / Gazebo Repair and paint/Josh Stevens Park /CID  
#1309 - \$1,610 pages 148-149
  - 3. Project #11249 /2 Gazebos repair and paint / Friendship Park/ CID  
#1309 - \$3,380 pages 150-151
  - 4. Project #11251 /Gazebos at Green Valley Parkway and Paseo Verde /  
CID #1309 - \$8,350.00 pages 152-154
  - 5. Project #10900/Change order for sidewalk repair /Paseo Verde/  
additional \$1,200 pages 155-156
  
- X. Reserve Expense Report page 157
  
- XI. NEXT MEETING
  - A. Budget meeting - Date
  - B. August 15, 2013
  
- 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.