

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
August 15, 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
Ellen Spiegel	Director

Management

Kristin Remhoff, Supervising Community Manager, CMCA®, AMS®, PCAM® and
Renee Stickel, Provisional Community Manager - 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. Share GVRCA owned property with management – Review/Discuss/Motion
 2. Next newsletter
 3. Website redesign update
 4. Coordination of website, newsletter, portal, and other forms of electronic communication
 5. Need for intellectual property vault/repository

- B. Landscape Proposals
 - 1. Proposals
 - a. 06261303JS/Entry Corners at Stags Leap/Scarlet Sunset and Mountain Ridge - \$6,817.50 pages 1-2
 - b. 07021301JS/Entry Corners at South Valley Verde and Thunder Hills Pages 3-4
 - C. Architectural
 - D. Social
 - E. Safety & Security
 - F. Government Relations
 - G. Ad Hoc Finance Committee
 - 1. July 22, 2013 draft minutes page 5
 - 2. July 30, 2013 draft minutes page 6

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 – July 18, 2013 pages 7-13
- B. 2013 Approved Landscape Proposals Report page 14
- C. Acceptance of Financials – June 2013 Quarterly pages 15-69
- D. Next Meeting – September 19, 2013
- E. Priority List and Annual Calendar pages 70-71
- F. MK House/Project 11827/Sidewalk repair/Regency Hills entrance pages 72-74
- G. Reserve Expense Report pages 75

VI. FINANCIAL REVIEW

- A. Treasurer's Report
- B. 2012 Audit – Hilburn and Lein representatives pages 76-80
- C. Transfer of funds into the ICS (Insured Cash Sweep) account when approaching \$250,000 – Review/Discuss/Motion

VII. HOMEOWNER LETTERS / REQUESTS (none)

VIII. UNFINISHED BUSINESS

- A. Legal Opinion on re- writing the documents to a professional appearance - Review/ Discuss/Motion to re-write documents
- B. Landscape Consultant - Review/Discuss/Motion for approval of an expert to plan and manage our landscaping needs
 - 1. List of consultants and their resumes pages 81-105
 - 2. List of landscape architects pages 106-115
 - 3. Board member's white paper pages 116-117
- C. Reserve Study – financial updates or full studies annually – Review/Discuss/Motion page 118

- IX. NEW BUSINESS
- A. Pest Control Proposal regarding scorpions – Review/Discuss/Motion to approval the proposal
 - B. Benches outside Multi- Generational Center/Rest Stop - Review/Discuss/Motion for possible approval of RFP for installing benches
 - C. Shade trees outside Multi- Generational Center/Rest Stop – Review/Discuss/Motion for possible approval of RFP for installing shade trees
 - D. Asphaltting the trail across from Friendship Park RFP – Review/Discuss/Motion for approval of RFP pages 119-128
 - E. Installing lights on the trail across from Friendship Park RFP – Review/Discuss – Management getting scope by an electrical expert
 - F. Repairing the lighting at the rest stops and trails south side of Paseo Verde RFP Review/Discuss – Management getting scope by an electrical expert
 - G. Credit Card Option – Review/Discuss/Motion to accept credit cards via Terra West web portal page 129
 - H. Pre-Approved Color Scheme – Review/Discuss/Motion to allow management to approve the application
 - I. Replace the entire light pole – Review/Discuss/Motion for possible approval of RFP for replacement pages 130-131
 - J. Lighting Maintenance Bids – Review/Discuss/Motion for approval of a lighting maintenance company page 132
 - K. Repair, Painting and Numbering of light poles – Review/Discuss/Motion for approval of a contract to repair, paint and number the light poles page 133
 - L. Appointment of Laura Baker and June Edgar as alternates for ARC Committee – Review/Discuss/Motion of the appointment
 - M. Appointment of Jennifer Pierce to the Social Committee – Review/Discuss/Motion of the appointment
 - N. Repair and reseal in color the Basketball Court at Strawberry Hill and Friendship Park RFP – Review/Discuss/Motion for possible approval of RFP for repair and reseal
 - O. Finance Committee Roles – Review/Discuss/Motion for legal counsel to draft charter/policy page 134
 - P. Monthly Mailer – Review/Discuss/Motion for approval to send out monthly mailer with states page 135
 - Q. Action to stop any landscaping projects not currently underway, so that GVRCA can allow these projects to be fully evaluated as part of landscape consulting plan. Important to note that this action is only to prevent dollars being wasted; similar projects will proceed forth as part of overall GVRCA landscape plan to be developed in conjunction with Landscape Consultant – Review/Discuss/Motion
 - R. What is the Board Vision Statement, Mission Statement and Values Statement – Review/Discuss/Motion to possible create an Ad Hoc Committee to develop these core business principles
 - S. Clarification of the Operating Fund Policy – Review/Discuss/Motion page 136
 - T. 2014 Working Draft Budget – Review/Discuss
 - U. Replace the drinking fountain in the Parks RFP – Review/Discuss/Motion for possible approval of RFP for repair and reseal

V. MK House Consulting

1. Project #10022/Phase V/Change Order for Phase V - \$10,759.00/CID# 207
Pages 137-164
2. Project #11696/Cap block repair/Ridge Point/Stoneybrook - \$11,696.00
Pages 165-169
3. Project #11699/Column Stabilization/Rainbow View - \$4,940.00
Pages 170-174
4. Project #11698/Damaged Pillar/Carriage Club - \$577.00 pages 175-178
5. Project #11695/Cap block repairs at park/Mountain Pointe 1 - \$700.00
Pages 179-183

X. NEXT MEETING

- A. September 19, 2013
- B. 2014 Budget Workshop – TBA
- C. Reserve Study Workshop - TBA

- XI. 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.

XII. 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.