

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
September 19, 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 Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®, Billie Smith, Community Manager, CMCA® 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. 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 – August 15, 2013
 - B. 2013 Approved Landscape Proposals Report
 - C. Acceptance of Financials – July 2013
 - D. Next Meeting – October 17, 2013
 - E. Priority List and Annual Calendar
 - F. Reserve Expense Report
 - G. 2013 Pending Reserve Projects

- H. 2014 Reserve Projects
 - I. 2015 Reserve Projects
 - J. 08211305SC/Cozy Hill, Green Valley Parkway, Paseo Verde and Valle Verde/Rock Replenishment/Operating - \$400
- V. FINANCIAL REVIEW
- A. Treasurers Report
 - B. Revised 2012 Audit
 - C. Reserve study bill be reclassified to #6465
- VI. UNFINISHED BUSINESS
- A. MK House Consulting
 - 1. Project #11699/Column Stabilization/Rainbow View - \$4,940.00
 - B. Legal opinion on re-writing the documents to a professional appearance – Review/Discuss/Motion to re-write documents
 - C. Reserve Study – financial updates/full studies annually bids – Review/Discuss/Motion to do a financial update or annual full study
 - D. Asphaltting the trail across from Friendship Park Bids – Review/Discuss/Motion to approve the asphaltting the trail
 - E. Lighting Maintenance bids – Review/Discuss/Motion to approve a lighting maintenance company
 - F. Repair, Painting and Numbering of light poles – Review/Discuss/Motion for approval of a contract to repair, paint and number the light poles
 - G. Finance Committee Roles – At legal counsel to draft the charter
 - H. 2014 Budget – Review/Discuss/Motion to adopt the draft 2014 budget as presented
 - I. Social Committee credit card vs debit card
- VII. NEW BUSINESS
- A. MK House Consulting / Wall and Sidewalk Repairs
 - 1. Project #11697/Replace missing rocks in Park Wall/Bobtail Circle Park - \$3,800.00/Operating Expense
 - 2. Project #12014/Stucco Wall Repair/Trailside/Reserve CID #208.1011 - \$1,095.00
 - B. Installation of bollards or gate in drainage area next to Carriage Lane – Review/Discuss/Motion to approval for installation
 - C. Painting of trash cans, benches and replace missing trash cans – Review/Discuss/Motion for approval for painting trash cans and benches and replacing missing trash cans
 - D. ARC Application from Altezza – Review/Discuss/Motion to approve the removal of 3 Chinese Elm trees in island and installation of 3 Raywood Trees
 - E. ARC Application from Citrus Gardens – Review/Discuss/Motion to approve the updated paint color scheme palette for the community

- F. ARC Application from Enclaves – Review/Discuss/Motion to approve the remove of lava rock and installation of pink granite
- G. ARC Application from Cottages Parcel 48 – Review/Discuss/Motion to approve the removal of small area of grass, replacement of Lava Rock, remove of dead plants and tree and installation of new plants, trees and rocks
- H. AMS Contract – Review/Discuss/Motion to approve the AMS contract as presented from legal counsel
- I. Collection Policy – Review/Discuss/Motion to approve the collection policy as written by legal counsel
- J. 60-day past due letter – Review/Discuss/Motion to approve the collection policy as written by legal counsel
- K. 2014 Recommend Reserve Study by Complex Solutions – Review/Discuss/Motion to approve 2014 Recommend Reserve Study as presented
- L. 2014 Reserve Study by Complex Solution (funding) – Review/Discuss/Motion to approve Reserve Study with funding
- M. Landscape Committee Charter – Review/Discuss/Motion to re-approve the landscape committee charter
- N. Appointment of volunteers to the landscape committee – Review/Discuss/Motion to appoint volunteers to the committee
- O. Installation of benches outside the Multi-Generational Center/Rest Stop RFP – Review/Discuss/Motion to approve RFP to be sent out
- P. Installing lights on the trail across from Friendship Park RFP – Review/Discuss/Motion to open sealed bids from electrical engineers
- Q. Repairing the lighting at the rest stops and trails south side of Paseo Verde RFP – Review/Discuss/Motion to approve to open sealed bids from electrical engineers
- R. Replace the pole lights throughout the community RFP – Review/Discuss/Motion to approve RFP to be sent out
- S. Repair and reseal the Basketball Court at Strawberry Hill and Friendship Park RFP – Review/Discuss/Motion to approve RFP to be sent out
- T. Replace and/or repair the drinking fountain in the Parks RFP – Review/Discuss/Motion for possible approval of RFP for 2 proposals 1) to replace drinking fountains and life line and 2) repair drinking fountains and life line.

VIII. COMMITTEE REPORTS

- A. Newsletter/Website/Web Portal
 - 1. Newsletter Update
- B. Landscape Proposals
 - 1. Proposals
 - a. 08281304BK/Seating Area/Paseo Verde by Multi Gen Center - \$1,375
 - b. 09031301KC/Upgrade/Northside of Desert Shadow Trail - \$14,580.00 - Reserve CID 1812.1039
 - c. 09051301KC/Upgrade/Desert Shadow Trail near Sentosa - \$2,182.50 - Reserve CID 1812.1039

- d. 09031302KC/Trail Upgrade/Valle Verde Trail behind Mountain Point I - \$6,390 - Reserve CID 1812.1039
- e. 09031303KC/Trail Upgrade/Palomino Trail - \$3,060 - Reserve CID 1812.1039
- f. 09031304KC/Trail Upgrade/Mountain Ridge Trail - \$4,554 - Reserve CID 1812.1039
- g. 07021301JS(R-1)/Entry/South Valley Verde and Thunder Hills – \$9,045.00 - Reserve CID 1812.1039

- C. Architectural
- D. Social
- E. Safety & Security
- F. Government Relations
- G. Ad Hoc Finance Committee
- H. Management Report

IX. HOMEOWNER LETTERS / REQUESTS (none)

X. NEXT MEETING
A. October 17, 2013

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.