

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
October 17, 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 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 – September 19, 2013
  - B. 2013 Approved Landscape Proposals Report
  - C. Acceptance of Financials – August 2013
  - D. Next Meeting – November 21, 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. Jaramillo Proposal 10031304BK/Trailside/Paseo Verde - \$350

V. FINANCIAL REVIEW

- A. Treasurers Report

VI. UNFINISHED BUSINESS

- A. Reserve Study – financial updates/full studies annually bids – Review/Discuss/Motion to do a financial update or annual full study
  - 1. Hann Reserve Consulting - \$5,600
  - 2. CS Consulting Services - \$10,200/\$76,300
  - 3. Nevada Reserve Studies - \$6,895
  - 4. Vegas Reserve Study - \$3,500/\$4,900
  - 5. Complex Solution - \$7,500/\$12,000
  - 6. Robert Saylor Reserves - \$6,275/\$8,375
  - 7. Browning Reserve Group - \$3,800/\$5,200
  - 8. LM Consultants - \$17,500/\$24,500
  - 9. McCaffery Reserve Consulting - \$2,650/\$5,250
  - 10. Association Reserves - \$13,980/\$9,270
- B. Asphaltting the trail across from Friendship Park Bids – Review/Discuss/Motion to approve the asphaltting the trail
  - 1. American Pavement Preservation - \$43,296
  - 2. J&J Enterprises - \$28,737
  - 3. Preferred Concrete Contracting - \$41,552
  - 4. Sunland Asphalt & Sealcoating - \$23,215
  - 5. Wilmar Contracting, Inc. - \$64,248
  - 6. Precision Paving, Co. - \$39,587
- C. Repair, Painting and Numbering of light poles – Review/Discuss/Motion for approval of a contract to repair, paint and number the light poles
  - 1. Design Works Custom Painting - \$22,135
  - 2. Empire Painting - \$26,068
  - 3. F&A Painting - \$20,970+
  - 4. Primo Painting - \$8,750
  - 5. Bob Fix It - \$18,044
- D. Finance Committee Roles – At legal counsel to draft the charter
- E. MK House Consulting / Wall and Sidewalk Repairs
  - 1. HOLD/Project #11697/Replace missing rocks in Park Wall/Bobtail Circle Park - \$3,800.00/Operating Expense
  - 2. Project #11699/Column Stabilization/Rainbow View - \$4,940.00
- F. 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

- G. Update of electrical engineer on installing lighting on the trail across from Friendship Park and repairing the lighting at the rest stops, palms and trails south side of Paseo Verde
- H. Change name of Board Liaison for Newsletter to Board Liaison for Electronic Communications – Review/Discuss/Motion for approval

VII. NEW BUSINESS

- A. Resubmittal - ARC Application from Citrus Gardens – Review/Discuss/Motion to approve the updated paint color scheme palette for the community
- B. Installation of benches tables outside the Multi-Generational Center/Rest Stop Bids – Review/Discuss/Motion to approve bid
- C. Replace the pole lights throughout the community RFP – Review/Discuss/Motion to approve lighting engineer
- D. Repair and reseal the Basketball Court at Friendship Park bids – Review/Discuss/Motion to approve bid to be sent out
- E. Replace and/or repair the drinking fountain in the Parks bids – Review/Discuss/Motion for possible approval of bids for 2 proposals 1) to replace drinking fountains and life line and 2) repair drinking fountains and life line.
- F. Legal opinion on handing out the documents to a professional appearance that are not recorded– Review/Discuss/Motion to re-write documents
- G. Cost to covert and clean up documents – Review/Discuss/Motion to approve the cleanup of documents
- H. Liaison with the City of Henderson in regards to the City events – Review/Discuss/Motion appointment
- I. MK House Consulting / Wall and Sidewalk Repairs
  - 1. Project #12378/Repair and paint Stucco Arches/Mystic Bay - \$1,100.00/Operating Expense
- J. Graffiti Contract – Review/Discuss/Motion to go out to bid or not
- K. Reservations of Willows for February 7 – Review/Discuss/Motion to approve for the event
- L. Contract for 2014 Willows for Board meetings – Review/Discuss/Motion to for postponement management is getting more bids
- M. Posting of the landscape committee minutes to the web portal – Review/Discuss/Motion for the posting of the landscape committee minutes to the web portal
- N. ARC Application for lighting installation at Citrus Gardens' Entryway – Review/Discuss/Motion for approval of the lighting installation of the entryway
- O. Operating Policy – Review/Discuss/Motion page 243
- P. Statement – Review/Discuss/Motion to approve sending out statement only if the homeowners have a balance and is not signed up with ACH
- Q. Resignation of Board member effective end of December
- R. Terra West Schedule of Fees – Review/Discuss/Motion to approve the Terra West Schedule of Fees
- S. 60 day letter with payment plan – Review/Discuss/Motion to approve the change of the 6 month payment plan to 3 month

- T. Develop a competitive process for managing and implementing complex contracts, and use this process for this year's landscape and management contracts – Review/Discuss/Motion

VIII. COMMITTEE REPORTS

A. Newsletter/Website/Web Portal

- 1. Newsletter Update

B. Landscape

- 1. Proposals
- 2. Minute for October 2, 2013

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. November 7, 2013 – Annual Election, Budget Ratification and Organizational Meetings

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](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.