

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
November 21, 2013  
6:30 PM  
DESERT WILLOW COMMUNITY CENTER  
2020 W. HORIZON RIDGE PARKWAY  
HENDERSON, NV 89012

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**Board Members**

Lisa de Marigny	Vice President
Paul Rowcliffe	Secretary
Phil Brody	Director
Bryan Sandrock	Director
Ellen Spiegel	Director

**Management**

Kristin Fyler, 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. PRESENTATION
  - A. 6:30pm/Park Pro/Rod
  - B. 6:45pm/Phil Brody
  - C. 7:00pm/Station Casino/Notification of Improvements proposed for the Resort/  
John Marchiano, Matt Heinhold of Station Casinos and Bill Buttrum of Yesco will all be in attendance
- 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 – October 17, 2013
  - B. 2013 Approved Landscape Proposals Report
  - C. Acceptance of Financials – September 2013

- D. Next Meeting – January 16, 2014
- E. Priority List and Annual Calendar
- F. Reserve Expense Report
- G. 2013 Pending Reserve Projects
- H. 2014 Reserve Projects
- I. 2015 Reserve Projects
- J. Bob Fix it
  - 1. Near Chestnut Ridge/paint transformer - \$150
  - 2. Pavilion Point/paint wall - \$150
  - 3. Pavilion Point/pilaster and paint - \$150
  - 4. Trail behind Castle Rock/paint wall - \$150
  - 5. Corner of Paseo Verde and Carnegie/ pilaster and paint - \$150

VI. FINANCIAL REVIEW

- A. Treasurers Report

VII. 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. Installation of benches tables outside the Multi-Generational Center/Rest Stop Bids – Review/Discuss/Motion to approve bid
  - 1. American Builder – no bid
  - 2. Buckeye – no bid
  - 3. CM Works – no bid
  - 4. GB Group – (8') - \$7,599.00, (7') - \$5,923.00
  - 5. Green Living Services – no bid
  - 6. Har-Bro – declined
  - 7. Keystone – no bid
  - 8. KRT Concepts – no bid
  - 9. MD House - \$9,600
  - 10. Nigro - \$12,200.99
  - 11. Bob Fix It – no bid
- C. Repair and reseal the Basketball Court at Friendship Park bids – Review/Discuss/Motion to approve bid
  - 1. Green Living Services – no bid
  - 2. Park Pro - \$6,879.00
  - 3. MK House - \$7,340.00
  - 4. Resurfacing of Nevada – no bid
  - 5. Bob Fix It – no bid
  - 6. Surface Specialist – no bid
  - 7. Precision Paving - declined

- D. Replace and/or repair the drinking fountain in the Parks bids – Review/Discuss/Motion for approval of bids
1. AA Cassaro Plumbing – declined
  2. American Builder – declined
  3. Aqua Plumbing – no bid
  4. Atlas – Individual \$3,572.00 or \$4,415.22 each  
With Child \$4,197.17 or \$5,852.8 each  
With Pet \$4,231.61 or \$5,800.59 each  
Repair \$240.00 + labor each
  5. Buckeye – no bid
  6. CMWorks – no bid
  7. GB Group – Individual \$2,931.00 each  
With Child \$3,258.00 each  
With Pet \$3,811.00 each  
Repair \$175 each
  8. Green Living – no bid
  9. Har-Bro – declined
  10. Jenni Plumber – Individual \$29,800 all  
With Child \$33,800 all  
With Pet \$1,250 each to add to individual  
Repair \$900.00
  11. Keystone – no bid
  12. KRT Concepts – no bid
  13. Las Vegas Plumbing – no bid
  14. MK House – Individual \$24,964.52 all  
With Child \$29,469.87 all  
With Tri Level \$41,007.02  
Repair \$25,740.00 all
  15. Nigro – no bid
  16. Precision Plumbing – no bid
  17. Rakeman Plumbing – no bid
  18. Bob Fix It – no bid
- E. MK House Consulting / Wall and Sidewalk Repairs
1. Project #12378/Repair and paint Stucco Arches/Mystic Bay - \$1,100.00/Operating Expense
  2. Project #12487/Repair block wall/Behind Jupiter Hills - \$1,904.00/Operating Expense
- F. Replace the pole lights throughout the community – Review/Discuss/Motion to approve lighting engineer
- G. Update of electrical engineer on – Review/Discuss/Motion to approve site plan to bid out electrical work
1. installing lighting on the trail across from Friendship Park
  2. Repairing the lighting at the rest stops, palms and trails south side of Paseo Verde
- H. Contract for 2014 Board meetings – Review/Discuss/Motion to for approval of location
- I. Graffiti Contract – Review/Discuss/Motion to approve RFP
- J. Landscape Committee Charter – Review/Discuss/Motion to approve the changes of the landscape committee charter per the committee
- K. Asphaltting the trail across from Friendship Park Update
- L. Repair, Painting and Numbering of light poles Updates
- M. Finance Committee Charter– At legal counsel to draft the charter

- N. Legal opinion on handing out the documents to a professional appearance that are not recorded– Review/Discuss/Motion to re-write documents
- O. Cost to covert and clean up documents – Review/Discuss/Motion to approve the cleanup of documents

VIII. NEW BUSINESS

- A. Crime Insurance – Review/Discuss/Motion to approve the renewal of crime insurance
- B. Park Pro Proposals/Park repairs
  - 1. Repair the swing set hardware at the Cozy Hill Circle Park – Review/Discuss/Motion to approve the proposal for \$422.59 to repair the chains, rubber strap seats, shackles and hardware – Reserve CID
  - 2. Repair the chain link climber at the Cozy Hill Circle Park – Review/Discuss/Motion to approve the proposal for \$780.96 to remove and replace the damage chain link climber – Reserve CID
  - 3. Remove and replace the sand at Cozy Hill Circle Park to comply with IPEMA – Review/Discuss/Motion to approve the removal of the sand and the installation of woodchips for \$5,321.50 – Reserve CID
  - 4. Remove and replace the vinyl decks, stairs and transfer points of Cozy Hill Park – Review/Discuss/Motion to approve the removal and replacement of the decks, stairs and transfer points of \$4,658.01 – Reserve CID
  - 5. E-mail from Park Pro and a proposal to remove and replace damaged decks, platforms and stairs and replace – Review/Discuss/Motion to approve the removal and replacement of \$27,839.36 or look at the pour in place rubber – Reserve CID
- C. Resignation of a Board members effective immediately
- D. Opening of Audit and Tax Return bids – Review/Discuss/Motion to review 3 sealed bids and possible approval
- E. Approval of 2014 Rate and Spec sheet for 2014 newsletter – Review/Discuss/Motion to approve the 2014 Rate and Spec sheet
- F. Remove and replace one concrete slab at the north side of the basketball court by Friendship Park – Review/Discuss/Motion for approval of the removal and replacement of the one concrete slab (2 sealed bids from MK House and Precision Paving Co.)
- G. Remove and replace multiple concrete slabs on Paseo Verde – Review/Discuss/Motion for approval of the removal and replacement of multiple concrete slab (2 sealed bids from MK House and Precision Paving Co)
- H. Transfer of funds from Operating to Reserves
- I. MK House Consulting/Cap Repair
  - 1. Project #12595/Repair and paint caps/near Windsong Echo/\$695/Operating
- J. Paint and repair wrought iron structures along Paseo Verde Bob Fix It – Review/Discuss/Motion for approval paint and repair wrought iron structures
- K. Monthly cost for management to spend on ongoing maintenance versus capital repairs – Review/Discuss/Motion to approve an amount per month for ongoing maintenance
- L. Monthly cost for replacement of greenery and/or rocks with management oversight – Review/Discuss/Motion to approve an amount per month for replacement of greenery and/or rocks
- M. Wall issues throughout the community – Review/Discuss/Motion to approve structural engineer

- N. Rock Replenishment for east side and west side of Paseo Verde and east west and north south trails – Review/Discuss/Motion to approve an amount per month or replenishment of rock
- O. Pine Trees, Olive Trees and dead plant emails and pictures – Review/Discuss/Motion to hire a paid landscape professional consultant

IX. COMMITTEE REPORTS

A. Newsletter/Website/Web Portal

- 1. Newsletter Update
- 2. Discussion of possible inclusion of Community Bulletin Board on new website

B. Landscape

- 1. Proposals
  - a. #09031304KC(R-1)/Trail Upgrade/Mountain Ridge - \$19,449.00 – Operating
  - b. #09051301KC/Upgrade/Desert Shadow Trail near Sentosa - \$23,490.00
  - c. #10291301KC/Conversion of grass/Friendship Park - \$7,828.50
  - d. #10301301KC/Filling in areas within Friendship Park - \$4,680.00
  - e. #10311301KC/End of Mountain Ridge Trail - \$5,841.00
  - f. #11041301KC/Upgrade Strawberry Hill Entry/Crystal Springs and South Hills - \$25,776.00
  - g. #11041302KC/Tree Removal Strawberry Hill Entry/Crystal Springs and South Hills - \$8,370.00
- 2. Minute for October 16, 2013
- 3. Minute for November 6, 2013

C. Architectural

D. Social

E. Safety & Security

F. Government Relations

G. Ad Hoc Finance Committee

H. Management Report

X. HOMEOWNER LETTERS / REQUESTS (none)

XI. NEXT MEETING

A. January 16, 2014

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.