

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
January 16, 2014
6:30 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Paul Rowcliffe	President
Phil Brody	Vice President
Rick Schmalz	Treasurer
Jocelyn Holzwarth	Secretary
Bryan Sandrock	Director
Lisa Ortega	Director
David Berk	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
- 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 – November 21, 2013
 - B. Approval of Minutes – January 2, 2014 Organizational
 - C. 2013 Approved Landscape Proposals Report

D. Acceptance of Financials – October and November 2013

E. Next Meeting – February 20, 2014

F. Annual Calendar

G. Reserve Expense Report

H. 2013 Pending Reserve Projects

I. 2014 Pending Reserve Projects

J. 2015 Reserve Projects

VI. FINANCIAL REVIEW

A. Treasurers Report

VII. UNFINISHED BUSINESS

A. Installation of benches tables outside the Multi-Generational Center/Rest Stop
Bids –Motion/Discuss/Review to approve bid

1. GB Group – (8') - \$7,599.00, (7') - \$5,923.00

2. MD House - benches only 3- \$5,295, 8' for 3 - \$9,384

3. Nigro - \$12,200.99

B. 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/Wall damage/Jupiter Hills - \$2,354.00

C. Replace the pole lights throughout the community – Motion/Discuss/Review to
approve lighting engineer

D. Update of electrical engineer on – Motion/Discuss/Review 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

E. Graffiti Contract – Motion/Discuss/Review to approve company for the graffiti
contract (sealed bid)

F. Landscape Committee Charter – Motion/Discuss/Review to approve the
changes of the landscape committee charter per the committee

G. Asphaltting the trail across from Friendship Park Update

H. Repair, Painting and Numbering of light poles Updates

I. Finance Committee Charter– Motion/Discuss/Review draft charter

J. Legal opinion on handing out the documents to a professional appearance that
are not recorded– Motion/Discuss/Review to re-write documents

K. Cost to covert and clean up documents – Motion/Discuss/Review to approve
the cleanup of documents

L. Wall issues throughout the community – Motion/Discuss/Review to approve
structural engineer

M. Revised of the cap per job for replacement of greenery and/or rocks with
management oversight – Review/Discuss/Motion to approve \$750 for a single
project and not to exceed \$3,000 per month

N. Rock Replenishment for east side and west side of Paseo Verde and east west
and north south trails – Motion/Discuss/Review to approve an amount per
month or replenishment of rock

O. Park Pro Proposals/Park repairs

1. Remove and replace the sand at Cozy Hill Circle Park to comply with
IPEMA – Motion/Discuss/Review to approve the removal of the sand
and the installation of woodchips for \$5,321.50 – Reserve CID

2. Remove and replace the vinyl decks, stairs and transfer points of Cozy Hill Park – Motion/Discuss/Review to approve the removal and replacement of the decks, stairs and transfer points of \$4,658.01 – Reserve CID
3. E-mail from Park Pro and a proposal to remove and replace damaged decks, platforms and stairs and replace - Motion/Discuss/Review to approve the removal and replacement of \$27,839.36 or look at the pour in place rubber – Reserve CID

VIII. NEW BUSINESS

- A. Parliamentary – Motion/Discuss/Review to approval a board member as the parliamentary
- B. Bid Meetings – Motion/Discuss/Review to approval of having a bid meeting to open all sealed bids
- C. MK House Consulting
 1. Project #12595/Replace caps with concrete caps/near Windsong Echo - \$1,800/Operating
 2. Project #12989/Pony wall caps/Strawberry Hill Park- \$1,540/Reserves
 3. Project #13546/Block Wall Repair/Doe Run - \$3,471/Operating
 4. Project #13325/Planter wall damage/Rainbow View - \$3,792/Operating
- D. Painting of the red curbs – Motion/Discuss/Review in creating a RFP or contacting the City of Henderson
- E. Painting of the Utility boxes – Motion/Discuss/Review in creating a RFP or sending out the handyman to paint the utility boxes
- F. Sidewalk inspections - Motion/Discuss/Review in creating a RFP to find a company to inspect the sidewalks or additional cost for inspection from Terra West to inspect the sidewalks
- G. Sidewalk Maintenance - Motion/Discuss/Review in creating a RFP to find a contractor to be the Association sidewalk maintenance contractor
- H. GVR Station Casino’s Sign Improvement - Motion/Discuss/Review to approve the new GVR Station Casino’s sign improvement
- I. Increase Communication with Sub-Associations - Motion/Discuss/Review on how to increase communication with Sub- Associations’ Board of Directors
- J. Appointment of two Social Committee members - Motion/Discuss/Review to appoint Christine Norrbom and Margaret Nordstrom to the Social Committee
- K. Appointment of two Landscape Committee members – Motion/Discuss/Review to appoint Anne Edmunds and Danny Ortega to the Landscape Committee
- L. Re-assignment of ARC members – Motion/Discuss/Review to move Laura Baker as a fulltime member, Candy Lappen as an alternate and accept June Edgar’s resignation
- M. Tree Policy – Motion/Discuss/Review to approve the Tree Policy
- N. Develop RFP for landscape specialist to provide landscape consultant services to the Board of Directors – Motion/Discuss/Review to approve the development of RFP for a landscape specialist
- O. CAI Renewal – Motion/Discuss/Review to approve the renewal of the CAI membership for GVRCA with the update board members
- P. Repair and Paint stucco damage along Summerwood Trail – Motion/Discuss/Review to approve Bob Fix-t to paint and repair missing stucco along 7,800 square feet of wall along Summerwood Trail
- Q. Terra West Schedule of Fees with regards to accounts going to collections – Motion/Review/Discuss to approve the schedule of fees

- R. Wolf, Rifkin, Shapiro Schulman & Rabkin, LLP rate increase – Motion/Discuss/Review the approve of the rate increase
- S. Sidewalk Repairs on Murmuring Sands – Motion/Discuss/Review to approve to sidewalk repairs (sealed bids)
- T. Park Committee - Motion/Discuss/Review in creating a Park Committee
- U. Playground equipment Inspection Annually – Motion/Discuss/Review to create an RFP for annually inspections of the playground equipment
- V. Golf Cart – Motion/Discuss/Review the possibility of looking for a used golf cart
- W. Statements – Motion/Discuss/Review in sending out statements prior to the due date or leaving as is
- X. Reserve Study – Motion/Discuss/Review to approve the update the current Reserve Study with the projects that were completed and were not completed
- Y. Workshop for Landscape and Management Contract – Motion/Discuss/Review to set up a date for workshops
- Z. 2014 Goals/Priorities – Motion/Discuss/Review to approve the 2014 Goals/Priorities
- AA.Dropbox System – Motion/Discuss/Review the protocols on the system
- BB.Banking Account View Only – Motion/Discuss/Review to approve the view only of the banking accounts
- CC. Legal Liaison – Motion/Discuss/Review to appoint a board member as a Legal Liaison
- DD. City of Henderson Liaison – Motion/Discuss/Review to appoint a board member as a City of Henderson Liaison
- EE.RTC Shelter Pad for Bus Stop on Green Valley Parkway – Motion/Discuss/Review on the response to RTC

IX. COMMITTEE REPORTS

- A. Newsletter/Website/Web Portal
 - 1. Newsletter Update
 - 2. Discussion of possible inclusion of Community Bulletin Board on new website
 - 3. Electronic Communications Committee
 - 4. Website update
 - 5. Electronic distribution of newsletter
- B. Landscape
 - 1. Palm Tree Transplant – Motion/Review/Discuss to approve #12101306SC to transplant palm tree due to the power lines
- C. Architectural
- D. Social
- E. Safety & Security
 - 1. Horizon sub division
- F. Government Relations
- G. Ad Hoc Finance Committee
- H. Management Report

X. HOMEOWNER LETTERS / REQUESTS (none)

XI. NEXT MEETING

- A. February 20, 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 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.