

1, 2009 each meeting of the Executive Board in Regular Session shall be audio recorded. Copies of the recording will be made available to all Board members.

Board action may be taken on any items placed on the Agenda as per NRS 116.

I. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

II. PUBLIC COMMENT

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 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.

III. COMMITTEE REPORTS

- A. Newsletter/Website/Web Portal
- B. Landscape page 1
- C. Architectural
- D. Social
- E. Safety & Security
- F. Government Relations
 - 1. BDR List page 2
- G. Finance Committee
- H. Management Report pages 30

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 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 18, 2014 pages 10-15
- B. 2014 Approved Landscape Proposals Report page 16
- C. Acceptance of Financials August 2014 pages 17-24
- D. Review of Litigation Disclosure pages 25-28

E. Next Meeting t November 20, 2014	
F. Annual Calendar	pages29-30
G. Election and Budget Procedure Calendars	page31
H. Priorities/Goals	page32
I. Reserve Expense Report	pages 33-34
J. 2014PendingReserve Projects	page35
K. 2015 Reserve Projects	page36

V. FINANCIAL

A. Treasurers Report	
B. 2015 Draft Budget Operating and Reserve Budget Motion/Review/Discuss to approve the 2015 Budget Operating and Reserve Budget (Schmalz)	Pages37-43

VI. UNFINISHED BUSINESS

A. Workshopst Motion/Discuss/Review to schedule workshops for collection policy, management RFP, Meeting Madness and collection contract (Management)t	
1. Management RFP	
2. Meeting Madness t tentative	
B. GIS Mapping Motion/Discuss/Review of opening sealed bids and possible approval of the GIS mapping (Ortega)	page 44
1. Not in the 2014 Budget when bids are oper and if the board decides to continue it is to be paid out of Operating g maybe over budget	
2. Bid 12 companies received 1 bid	
3. Water and Environment Tech \$44,840.00	pages 4581
C. Amnesty Program Motion/Discuss/Review to approve Amnesty Program (Sandrock)	page82-84
D. Bids for replacement of ground surfacing and play equipment for Friendship Park and Summit Ridge Park Motion/Discuss/Review to open bids and possible approval for replacement of ground surfacing and play equipment (Holzwarth)	page 85
1. Will come out of Reserves with CID numbers 1301.1204, 1302.1205, 1301.1305 &1302.1306	
2. Park Pro \$79,016.84	pages 86152
3. Green Living \$121,915.00	pages153172
4. Creative Play \$221,851.21	pages 173200
E. Audit and Tax Return for 2014 Motion/Discuss/Review to open bids and possible approval for an Audit and Tax Return for the 2014 financials (Sandrock)	page201
1. Hilburn & Lein \$3,875	pages 202204
2. Bainbridge & Little- \$6,150	pages 205208
3. Ovist & Howard \$4,500	page 209
F. Backflow valve services Motion/Discuss/Review to open bids and possible approval for backflow valve testing, repair and replacements (Sandrock)	page210
1. DR Backflow \$4,500	pages 21-219
2. H2O Backflow \$5,534.90	pages 22022
G. Consultant fee of \$115 per hour Motion/Discuss/Review to approve a set number of hours at \$115 per hour per month for the consultant to review and assist the landscape committee RFPs and proposals (Ortega)	page 223
H. Installation of lighting on the trail across from Friendship Park Motion/Discuss/Review to open bids and possible approval the installation of lighting on the trail across from Friendship Park (Board)	page 224

1. Come out of Operating not budget for
- I. Park furniture replacement Motion/Discuss/Review to open bids and possible approval of park furniture replacement (Management) page 225
 1. This would come out of Reserves CID 1307.1706, 1307.1606, 1307.1106, 1307.1310, 1307.2007
- J. New Homeowner Orientation Motion/Discuss/Review the approval of creating a new homeowner orientation (Sandrock) pages 226-227
- K. Website and Newsletter Information Motion/Discuss/Review to approve the creation of a RFP for website and newsletter contract (Sandrock)
 1. Management request to postpone

VII. NEW BUSINESS

- A. Revised 2013 Audit and related matters Review the revised 2013 Audit and related matter (Schmalz) pages 228-251
- B. Updated Safety Committee Motion/Discuss/Review to appoint a Board liaison to the Safety Committee (Schmalz)
- C. Finance Committee Motion/Discuss/Review to appoint a Board liaison to the Finance Committee (Sandrock)
- D. Finance Committee member Motion/Discuss/Review to appoint member to the Finance Committee (Schmalz)
- E. Electric and Water Usage Motion/Discuss/Review to approve a committee to continue the review of the usage (Sandrock)
- F. Enforcement Policy Motion/Discuss/Review to approve the new enforcement policy (Management) pages 252-255
- G. Collection Policy Motion/Discuss/Review to approve the new collection policy (Management) pages 256-262
- H. ARC Committee Motion/Discuss/Review the appointment of member to the ARC committee (Schmalz)
- I. Landscape Assessment Motion/Discuss/Review to release the landscape assessment to Jaramillo (Ortega)
- J. Landscape Maintenance RFP Motion/Discuss/Review to approve the landscape maintenance RFP for release (Landscape Committee) pages 263-288
- K. Tree Maintenance RFP Motion/Discuss/Review to approve the tree maintenance RFP for release (Landscape Committee) pages 289-311
- L. Resignation of Christine Norrbom from the Social Committee Motion/Discuss/Review to accept the resignation of Christin Norrbom from the Social Committee (Committee) page 312
- M. Jaramillo requesting consent of video or picture of work Motion/Discuss/Review to approve consent of video or picture of work page 313
- N. Lighting at Josh Stevens Park and by the trail Motion/Discuss/Review of ISG opinion of the area pages 314-318
- O. Lighting at corner of Green Valley and Wingbrook Motion/Discuss/Review of ISG options of the area pages 319-323
- P. RFP for the survey of residents Motion/Discuss/Review the approval of the RFP for the survey of residents page 324
- Q. Removal of 7 trees at Cozy Hill Park and Cottage entrance Motion/Discuss/Review to open seal bids and possible approve the removal of 7 trees at Cozy Hill Park and Cottages entrance page 325
- R. Proposal 08191404BK/Valle Verde south of Thunder Hills Motion/Discuss/Review to approve proposal 08191404BK for \$1,200 for the plant and tree replacement due to car accident page 326
 1. To be paid out of Operating 6315

- 2. All members of the Landscape Committee recommends approval of the proposal
- S. Proposal 09181401SG27/Stonebrook Park/Installation of trees at Stonebrook Park at \$832.50
 - 1. To be paid out of Operating 6315
 - 2. All members of the Landscape Committee recommends approval of the proposal
- T. Proposal/Valle Verde/Pistache Tree removal and replace of the pistache tree on Valle Verde
 - 1. To be paid out of Operating 6315
 - 2. All members of the Landscape Committee recommends approval of the proposal
- U. Intertex/Proposal Shadow Mountain/Arch Damage
 - 1. To be paid out of Reserve CID 208.1010
- V. Intertex/Proposal Bobtail Circle/Block Wall
 - 1. To be paid out of Reserve CID 208.1010

VIII. INFORMATIONAL/UPDATES

- A. Update of electrical engineer on
 - 1. Repairing the lighting at the rest stops, palms and trails south side of Paseo Verde
- B. Asphaltting the trail across from Friendship Park Update
- C. Red Curbs Currently working with City of Henderson and Adam Bateman on an agreement
- D. Return Mail
- E. Mailboxes
 - 1. Mailboxes have been photographed and location documented.
 - 2. Management has submitted over 55 work orders to USPS

IX. HOMEOWNER LETTERS / REQUESTS

- A. Use of a park for a wedding pages 343-344
- B. Use of a park for the garage sale page 345

X. NEXT MEETING

- A. November 20, 2014

XI. BOARD MEMBERS CLOSING COMMENTS

XII. This Drum 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 or }šš š]u š} Æ%o v v}šZ Œ }Á v Œ [• š]u X /š u •] 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 Recording and approved minutes from previous meetings are available by contacting Terra West Management Services
 11135 S. Eastern, Suite 120, Henderson, NV 89052 or by email: (702) 856773, or may be downloaded from your community website by
 logging in at www.terrawest.com or via email from kfyle@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.