

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
November 20, 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

Management

Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM® and Tasha Carrabotta, 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 AND ESTABLISHMENT OF A QUORUM

II. 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.

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 3-9

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 – October 16, 2014 pages 10-24
- B. 2014 Approved Landscape Proposals Report page 25
- C. Acceptance of Financials – September 2014 pages 26-33
- D. Review of Litigation Disclosure pages 34-37

- E. Next Meeting – Election December 4, 2014
- F. Annual Calendar pages 38-39
- G. Priorities/Goals page 40
- H. Reserve Expense Report pages 41-43
- I. 2014 Pending Reserve Projects page 44
- J. 2015 Reserve Projects page 45

- V. FINANCIAL
 - A. Treasurers Report

- VI. UNFINISHED BUSINESS
 - A. Workshops – Motion/Discuss/Review to schedule workshops for collection policy, management RFP, Meeting Madness and new homeowner orientation (Management) –
 - 1. Management RFP
 - 2. Meeting Madness
 - 3. New Homeowner Orientation
 - B. GIS Mapping- Motion/Discuss/Review of RFP for GIS mapping (Board)
 - pages 46-48
 - 1. Not in the 2014 Budget – when bids are open and if the board decides to continue it is to be paid out of Operating , it may be over budget
 - 2. Revamped RFP to get more bids.
 - C. Amnesty Program - Motion/Discuss/Review to approve Amnesty Program and Letter provide by legal counsel(Sandrock) page 49-54
 - D. 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 55
 - 1. Come out of Operating – not budget for
 - 2. NV Illumination - \$55,010 pages 56-62
 - 3. ISG – Base price \$24,540:Option A add \$4,970, Option B add \$13,510, Option C add \$22,890 pages 63-72
 - E. Park furniture replacement – Motion/Discuss/Review to approve of park furniture replacement (Management) pages 73-74
 - 1. This would come out of Reserves CID 1307.1706, 1307.1606, 1307.1106, 1307.1310, 1307.2007
 - 2. Park Pro – Option 1 \$57,797.59, Option 2 \$60,027.13 pages 75-131
 - 3. Intertex – Option 1 \$59,001, Option 2 \$63,430 pages 132-154
 - 4. RSI – Option 1 \$188,328 Option 2 \$178,804.00 pages 155-162
 - 5. Green Living - \$94,387.07 pages 163-169
 - F. Website and Newsletter RFP - Motion/Discuss/Review to approve the RFP for website and newsletter contract (Sandrock) pages 170-171
 - G. Landscape Maintenance and Tree Maintenance Q&A – Motion/Discuss/Review for a date after December 4th for Q&A with the vendors (Board)
 - H. Lighting at corner of Green Valley and Wingbrook – Motion/Discuss/Review to open bids and possible approval of lighting of corner (Schmalz) page 172
 - 1. To be paid out of Reserves CID 1603.1027
 - I. Survey of residents – Motion/Discuss/Review to open sealed bids and possible approval of company for the survey of residents (Schmalz) page 173
 - 1. To be paid out of Operating, not budgeted for
 - J. Addendum to Intertex Proposal – Motion/Discuss/Review to approve the changes to the Intertex Proposal per legal counsel (Legal) pages 174-178

- VII. NEW BUSINESS

- A. Appointment of Lori Rogues to the Social Committee – Motion/Discuss/Review to appoint Lori Rogues to the Social Committee (Social Committee)
- B. Intertex Proposal/Repair wall damage/Kachina Mountain – Motion/Discuss/Review the approval of Intertex proposal in the amount of \$3,320 (Management) pages 179-188
 - 1. To be paid out of reserves CID 208.1011
- C. Intertex Proposal/Remove and replace sinking concrete bench slab/Wingbrook Park – Motion/Discuss/Review to approve the Intertex proposal to remove and replace the concrete slab in the amount of \$750 (Management) pages 189-191
 - 1. To be paid out of reserves CID 601.1013
- D. Sun City MacDonald Ranch meeting rooms for 2015 – Motion/Discuss/Review to approve the contract for Sun City MacDonald Ranch for the meeting rooms (Management) pages 192-193
- E. Installing a safety component for the drop off at the Cozy Hill Park – Motion/Discuss/Review to open bids and possible approve installation of a component (Management) page 194
 - 1. To be paid out of Operating, not budgeted for
 - 2. To be added to the next Reserve Study
- F. Make changes to Documents in regards to appointment – Motion/Discuss/Review the possibility of making changes to the documents in regards to appointment (Sandrock) pages 195-196
 - 1. To be paid out of Operating, not budgeted for
- G. Jaramillo month to month contract increase – Motion/Discuss/Review the approval/condition approval/denial of the Jaramillo month to month contract increase (Vendor) pages 197-199
- H. Terra West Management Services month to month contract increase – Motion/Discuss/Review the approval/condition approval/denial of the Terra West Management Services month to month contract increase (Vendor) pages 200-202
- I. Wall Repairs on Doe Run/Benji – Motion/Discuss/Review to open bids and possibly approve to do repairs and paint of the walls between Doe Run and Benji(Management) page 203
- J. ARC Approval for Mystic Bay Color Scheme – Motion/Discuss/Review the approval of the color scheme for Mystic Bay (Sub Association) pages 204-209
 - 1. ARC will be reviewing on November 14, 2014
- K. City of Henderson Agreement in regards to curbs – Motion/Discuss/Review the approve of the agreement with the City of Henderson in regards to curbs (Schmalz) pages 210-215
 - 1. To be paid out of Operating, not budgeted for

VIII. INFORMATIONAL/UPDATES

- A. Asphaltting the trail across from Friendship Park Update
- B. Return Mail
- C. Landscape Maintenance and Tree Maintenance
 - 1. Walk was November 14, 2014
 - 2. Q&A needs to be schedule after December 4th
 - 3. Bids are due for January’s Board meeting
- D. Mailboxes – Review the development management has done in regards to surveying the mailboxes and submitting work orders (Schmalz)
 - 1. Mailboxes have been photographed and location documented.
 - 2. Management has submitted over 55 work orders to USPS

IX. HOMEOWNER LETTERS / REQUESTS

- X. NEXT MEETING
 - A. Election and Budget Ratification– December 4, 2014
 - B. Organization – December 11, 2014
 - C. Board – January 15, 2015

- XI. BOARD MEMBERS CLOSING COMMENTS

- 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 kfyler@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.