

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
April 16, 2015
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Phil Brody	President
Jocelyn Holzwarth	Vice President
Rick Schmalz	Treasurer
Lisa de Marigny, DCAL	Secretary
Lisa Ortega	Director
Paul Rowcliffe	Director
David Sanchez	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. Once open forum is closed comments from the audience will not be accepted until the open forum at the end of the meeting.

III. COMMITTEE REPORTS

- A. Newsletter/Website/Web Portal
- B. Landscape
- C. Architectural and Water Use
- D. Social
- E. Safety & Security
- F. Government Relations

1. BDR List pages 1-2

- G. Finance Committee

H. Management Report pages 3-9

IV. GUEST SPEAKS

- A. XL Landscape

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 – March 19, 2015 pages 10-15
- B. 2015 Approved Landscape Proposals Report page 16
- C. Acceptance of Financials – February 2015 pages 17-24
- D. Review of Litigation Disclosure pages 25-30
- E. Next Meeting – May 21, 2015
- F. Annual Calendar pages 31-32
- G. Priorities/Goals page 33
- H. Reserve Expense Report pages 34-36
- I. 2014 Reserve Projects moved to 2015 page 37
- J. 2015 Pending Reserve Projects page 38
- K. 2016 Reserve Projects page 39

VI. FINANCIAL

- A. Treasurers Report

VII. UNFINISHED BUSINESS

- A. Workshops – Motion/Discuss/Review to schedule workshops for collection policy, management RFP, Meeting Madness and new homeowner orientation (Management) –
 - 1. Postponed until May
 - 2. Management RFP
- B. Installing a safety component for the drop off at the Cozy Hill Park – Motion/Discuss/Review to open bids and possible approval of installation of a component (Management)
 - 1. Postpone for 30 days
 - 2. Pending issues at Cozy Hill with new landscaper or landscape committee
 - 3. To be paid out of Operating, not budgeted for
 - 4. To be added to the next Reserve Study
- C. Wrought Iron Repair and Painting Phase 1 through 3 – Review/Discuss/Motion for approval for the wrought iron repair and paint for Phase 1 through 3 (Holzwarth) page 40
 - 1. Intertex - \$31,250 pages 41-65
 - 2. MK House - \$60,269.90 pages 66-85
 - 3. RSI Builders - \$76,870 pages 86-108
 - 4. GB Group - \$97,597 pages 109-129
 - 5. Reserve Item for 2015
- D. Wall Repair and Paint Phase II – Review/Discuss/Motion for approval for the wall repair and paint phase II (Holzwarth) page 130
 - 1. Intertex - \$97,965 pages 131-142
 - 2. MK House - \$68,301 pages 143-161
 - 3. RSI Builders - \$129,624 pages 162-174
 - 4. GB Group - \$140,313 pages 175-215
 - 5. Reserve Item for 2015

- E. Monument areas on the raised circular planters – Review/Discuss/Motion for approval of the Monument Areas on the raised circular planters (Landscape Committee) pages 216-217
 - 1. Committee requests the Board to postpone for 30 days
 - 2. XL pages 218-224
 - 3. GTI pages 225-247
 - 4. Valley Crest pages 248-269
 - 5. Reserve Item for 2014

VIII. NEW BUSINESS

- A. Policy of Rollers on walls and fences – Motion/Discuss/Review to approve the draft policy for rollers on walls and fences (Management) pages 270-273
- B. Review Policy on gifts – Motion/Discuss/Review to abide by the policy (Holzwarth) pages 274-279
- C. Regular Board Packet – Motion/Discuss/Review to approve/deny the regular board packet to be uploaded to the website or web portal (Board) page 280
- D. Power at Paseo Verde and Carnegie – Motion/Discuss/Review to approve ISG to diagnose the issues of the two corners for power not to exceed \$465 (Board) page 281
- E. Resignation of Social Committee Members – Motion/Discuss/Review to remove Jean Leavitt and Christine Gal from the Social Committee (Committee) page 282
- F. Release the Landscape Assessment to XL Landscape – Motion/Discuss/Review to approve/deny the release of the landscape assessment to XL Landscape (Committee)
- G. Cottages Paint Finish Request – Motion/Discuss/Review to accept the request from Cottages that all paint finish are to be flat page 283
- H. Insurance/Appraisal – Motion/Discuss/Review to have legal counsel review the section of the CC&R for an opinion of appraisal or valuation page 284

IX. INFORMATIONAL/UPDATES

- A. Maxicom Update
 - 1. Cox - \$35 install, \$19 monthly fee
 - 2. Standalone Computer - \$2,178.69
 - 3. Labor - \$800
 - 4. Global Service 1 year - \$1,189.10
 - 5. 1500 VA and iPad - \$602.97
 - 6. Total - \$4,770.76
- B. Tree Contract Update
 - 1. Contract \$9,500
- C. Asphaltting the trail across from Friendship Park Update
- D. Return Mail
- E. 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
- F. Bella Vista wall/fence –Ownership of the wall, maintenance of the wall and open sealed bids with the possible approval of repairing the area (Sub Association)

X. HOMEOWNER LETTERS / REQUESTS

- A. Neighborhood Awareness Signature pages 285-286

XI. NEXT MEETING
A. May 21, 2015

XII. BOARD MEMBERS CLOSING COMMENTS

XIII. 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.

XIV. 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.