

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
May 21, 2015
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Jocelyn Holzwarth
Rick Schmalz
Lisa de Marigny, DCAL
Lisa Ortega
Paul Rowcliffe
David Sanchez

Management

Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®,
Tasha Carrabotta, Community Manager and Tina Brown - 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. BOARD RESIGNATION AND RE-ORGANIZATION – Motion/Discuss/Review to accept the resignation of Phil Brody and re-organize the Board page 1
- IV. COMMITTEE REPORTS
 - A. Newsletter/Website/Web Portal
 - B. Landscape
 - 1. Management's Draft Minutes pages 2-3
 - 2. Committee Report pages 4-6
 - C. Architectural and Water Use
 - D. Social
 - E. Safety & Security
 - F. Government Relations
 - G. Finance Committee
 - H. Management Report pages 7-12
- V. GUEST SPEAKS
- VI. 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 – April 16, 2015 pages 13-17
- B. 2015 Approved Landscape Proposals Report page 18
- C. Acceptance of Financials – March 2015 pages 19-137
- D. Review of Litigation Disclosure pages 138-143
- E. Next Meeting – June 18, 2015
- F. Annual Calendar pages 144-145
- G. Priorities/Goals page 146
- H. Reserve Expense Report pages 147-149
- I. 2014 Reserve Projects moved to 2015 page 150
- J. 2015 Pending Reserve Projects page 151
- K. 2016 Reserve Projects page 152

VII. FINANCIAL

- A. Treasurers Report

VIII. 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
- B. Cozy Hill Park Drainage and Grade – Motion/Discuss/Review to open sealed bids and possible approval of work to be completed on the drainage and grade at Cozy Hill Park (Management) page 153
 - 1. Depending on options to be paid out of Operating or Reserves
- C. Review Policy on gifts – Motion/Discuss/Review to approve/deny/postpone the updated policy by legal counsel (Holzwarth) pages 154-156
- D. Regular Board Packet – Motion/Discuss/Review to review legal opinion and approve/deny/postpone the regular board packet to be uploaded to the website or web portal (Board) page 157
- E. Insurance/Appraisal – Motion/Discuss/Review legal counsel opinion on the usage of the Reserve Study as the valuation of the assets(Management)
 - 1. Schedule meeting with insurance carrier per legal counsel page 158

IX. NEW BUSINESS

- A. Resignation of Social Committee Members – Motion/Discuss/Review to accept the resignation of Sandy Brody from the Social Committee (Committee) page 159
- B. RFP for Reserve Study – Motion/Discuss/Review to approve/deny/postpone the RFP for a full Reserve Study(Holzwarth) pages 160-162
 - 1. Completion due in 2016 a complete Reserve Study per Board policy
- C. Letter of Representation for Hilburn and Lein – Motion/Discuss/Review to approve/deny/postpone and endorse the Letter of Representation (Schmalz) pages 163-167
- D. Draft Audit – Motion/Discuss/Review to approve/deny/postpone of the Audit(Schmalz) pages 168-194
- E. Management Letter – Motion/Discuss/Review to approve/deny/postpone the management letter from Hilburn and Lein (Schmalz) page 195-196
- F. Summit Pointe Pre Approved Color Scheme – Motion/Discuss/Review to approve/deny/postpone the pre approve color scheme pages 197-208
 - 1. ARC Committee approves the color

2. Original colors will be brought to meeting
- G. Replace two damage Styrofoam pillar caps to concrete – Motion/Discuss/Review to approve/deny/postpone Intertex in the amount of \$1,170 to replace two Styrofoam pillar caps to concrete(Management)
 1. To be paid out of Operating pages 209-212
- H. RFP for Irrigation Upgrades – Motion/Discuss/Review to approve/deny/postpone the RFP for irrigation upgrades (Landscape Committee)
 1. To be paid out of Operating pages 213-261
- I. Maxicom Report from HCI – Discuss/Review the Maxicom Report from HCI (Vendor)
 1. To be paid out of Operating pages 262-264
- J. Valve and clock replacements/repairs by XL Landscape – Motion/Discuss/Review to approve/deny/postpone the valves and clock replacements/repairs from XL Landscape in the amount of \$3,446.07 Estimate 2739 (Vendor)
 1. Price check on a few items on the first page page 268
 2. To be paid out of Operating
- K. Valve and clock replacements/repairs by XL Landscape – Motion/Discuss/Review to approve/deny/postpone the valves and clock replacements/repairs from XL Landscape in the amount of \$1,744.06 Estimate 2766 (Vendor)
 1. All replacement on proposal, to be paid out of Reserves
 2. Refer to price check on New Business J
- L. Valve and clock replacements/repairs by XL Landscape – Motion/Discuss/Review to approve/deny/postpone the valves and clock replacements/repairs from XL Landscape in the amount of \$4,035.03 Estimate 2671 (Vendor)
 1. To be paid out of Operating
 2. Refer to price check on New Business J
- M. Annual Plantings by XL Landscape – Motion/Discuss/Review to approve/deny/postpone the annual planting from XL Landscape (Vendor)
 1. To be paid out of Operating pages 275-277
 2. Increase of flats from 625 to 1,049 due to spacing of planting
 3. Option one 1,049 flats at \$23,078 at 3 times a year
 - a. Grand total for each year - \$69,234
 4. Option two 933 Carpet Roses and 525 flats
 - a. Carpet roses - \$23,325 – need to plant only once
 - b. Flats - \$11,550 per change out
 - c. Grand total for this year - \$57,975
 - d. Grand total for other years - \$34,650
- N. Monument Pointe - Convert turf to desert landscaping – Motion/Discuss/Review to convert two area of turf near the pedestrian gates to Monument Pointe to desert landscaping (Sub Association)
 1. To be paid out of Operating pages 278-282
 2. Landscape Committee all agreed to convert the area
- O. Red Curbs – Motion/Discuss/Review to approve/deny/postpone of painting red curbs (Schmalz)
 1. To be paid out of Operating pages 283-289
- P. Appointment of Board Liaison to the Electronic Communication – Motion/Discuss/Review to appoint a Board Liaison as the Electronic Communication (Management)
- Q. Landscape Architect – Motion/Discuss/Review the qualifications of the landscape architect (Ortega)
 1. MDLA pages 290-300
 2. JW Zunino pages 301-334

- R. Root Management – Motion/Discuss/Review to approve/deny/postpone root management set contract with First Choice (Management) pages 335-337
- S. Intersection of the north/south and east/west trails RFP – Motion/Discuss/Review to approve/deny/postpone the creation of RFP to install missing rock and plants (Schmalz) pages 338-342
- T. Trail south of the Bobtail Park RFP – Motion/Discuss/Review to approve/deny/postpone the creation of RFP to install missing rock and plants (Schmalz) pages 343-347
- U. Desert Shadow Trail south side RFP – Motion/Discuss/Review to approve/deny/postpone the creation of RFP to install missing rock, plants and review tree issues (Schmalz) pages 348-353
- V. Paseo Verde Landscape in front of Temple RFP – Motion/Discuss/Review to approve/deny/postpone the creation of RFP to install rock and plants (Schmalz) pages 354-356
- W. Increase to Landscape Contract for additional areas – Motion/Discuss/Review to approve/deny/postpone the increase to the landscape contract for additional areas and or provide notice under current contract (Board) pages 357-358
- X. Landscape Contract – Motion/Discuss/Review to approve/deny/postpone additional landscape contract (Schmalz) pages 359-361
- Y. Storage trailer installation – Motion/Discuss/Review to approve/deny/postpone the location of 2 20X10 storage units and locations (Vendors) pages 362-365
- Z. Landscape Consultant RFP – Motion/Discuss/Review to approve/deny/postpone the release of the RFP for Landscape Consultant(Landscape Committee) pages 366-368

- X. INFORMATIONAL/UPDATES
 - A. Asphalt the trail across from Friendship Park Update
 - 1. Contract with Legal Counsel
 - B. Return Mail
 - C. Mailboxes – Review the development management has done in regards to surveying the mailboxes and submitting work orders (Schmalz)
 - D. Bella Vista wall/fence –Ownership of the wall

- XI. HOMEOWNER LETTERS / REQUESTS

- XII. NEXT MEETING
 - A. June 18, 2015

- XIII. BOARD MEMBERS CLOSING COMMENTS

- XIV. 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.

- XV. 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 kflyer@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.