

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
June 18, 2015  
6:00 PM  
DESERT WILLOW COMMUNITY CENTER  
2020 W. HORIZON RIDGE PARKWAY  
HENDERSON, NV 89012

**Board Members**

Jocelyn Holzwarth	President
Lisa de Marigny, DCAL	Vice President
Rick Schmalz	Treasurer
David Sanchez	Secretary
Lisa Ortega	Director
Paul Rowcliffe	Director

**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. COMMITTEE REPORTS
  - A. Newsletter/Website/Web Portal
  - B. Landscape
    - 1. Report pages 1-2
    - 2. Recommendation to the Board pages 3-4
  - C. Architectural and Water Use
  - D. Social
  - E. Safety & Security pages 5-6
  - F. Government Relations
  - G. Management Report pages 7-13
  
- IV. MOTION/DISCUSS/REVIEW ON COMMITTEE BUSINESS
  
- 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 – May 21, 2015 pages 14-20
  - B. 2015 Approved Landscape Proposals Report page 21
  - C. Acceptance of Financials – April 2015 pages 22-27

D.	Review of Litigation Disclosure	pages 28-33
E.	Next Meeting – July 16, 2015	
F.	Annual Calendar	pages 34-35
G.	Priorities/Goals	page 36
H.	Reserve Expense Report	pages 37-39
I.	2014 Reserve Projects moved to 2015	page 40
J.	2015 Pending Reserve Projects	page 41
K.	2016 Reserve Projects	page 42
L.	Clarification of motions to terminate XL Landscape contract and hire Jaramillo Landscape	
VI.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VII.	FINANCIAL	
A.	Treasurers Report	
VIII.	UNFINISHED BUSINESS	
A.	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 43
1.	Depending on options to be paid out of Operating or Reserves	
2.	Jaramillo	pages 44-53
3.	XL Landscape	pages 54-56
4.	Landscape Committee	pages 57-59
B.	Review Policy on gifts – Motion/Discuss/Review to approve/deny/postpone the updated policy by legal counsel (Holzwarth)	
1.	Red line	pages 60-62
2.	Correction	pages 63-65
C.	Insurance/Appraisal – Motion/Discuss/Review to postpone the appraisal with insurance broker (Management)	
1.	Scheduling meeting with insurance carrier	
D.	Root Management – Motion/Discuss/Review to approve/deny/postpone root management set contract with First Choice (Management)	
1.	Pending receipt of new proposal	
E.	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 66-70
F.	Trail south of the Bobtail Park RFP – Motion/Discuss/Review to approve/deny/postpone the RFP to install missing rock, and plants (Schmalz)	pages 71-77
1.	Landscape Committee	page 78
G.	Paseo Verde Landscape in front of Temple RFP – Motion/Discuss/Review to approve/deny/postpone the RFP to install rock and plants (Schmalz)	pages 79-81
H.	City of Henderson Agreement – Motion/Discuss/Review to approve/deny/postpone the approval of the agreement with the City of Henderson on painting the curbs (Schmalz)	page 82
1.	Agreement	pages 83-88
2.	Map	pages 89-114

IX. NEW BUSINESS

- A. Appointment/Election of Vacant position – Motion/Discuss/Review to appoint or election a member due to vacancy per legal counsel page 115
- B. Reserve Study – Motion/Discuss/Review to open sealed bids and to approve/deny/postpone bid to perform the reserve study (Holzwarth) page 116
  - 1. Completion due in 2016 a complete Reserve Study per Board policy
- C. Irrigation Upgrades – Motion/Discuss/Review to open sealed bids and to approve/deny/postpone bid to perform the irrigation upgrades (Landscape Committee) page 117
- D. Desert Shadow Trail south side bid – Motion/Discuss/Review to open sealed bids and approve/deny/postpone the bid to install missing rock, plants and review tree issues (Schmalz) page 118
- E. Deeds – Motion/Discuss/Review to approve/deny/postpone for Sara Barry and Management to work together on finalizing the deeds (Management)
- F. Agenda Items – Motion/Discuss/Review to approve/deny/postpone to state the reason of the agenda item (Rowcliffe)
- G. Two Failing Pear Trees – Motion/Discuss/Review to approve/deny/postpone the approval to removal of 2 failing pear trees at the NE corner of Palomino and Mountain Ridge by First Choice and per the assessment (Ortega) pages 119-120
- H. NE Corner of Palomino and Mountain Ridge – Motion/Discuss/Review to approve/deny/postpone to hire a landscape architect to design the restoration of circular tree rings, remove rosemary and replace it with appropriate number of Myrtus Compacta and install a Netafim system per assessment (Ortega)
- I. Ungated Communities and gated entrance maintained by GVRCA – Motion/Discuss/Review to approve/deny/postpone to hire one of the pre-qualified landscape architects to design cohesive landscape plans to improve, renovate and update all nine (9) remaining ungated entrances and gated entrances maintained by the Association to drought tolerance, irrigation and integration into the rest of the master planned landscape (Ortega)
- J. Palomino Village from Mountain Ridge to Summit Ridge - Motion/Discuss/Review to approve/deny/postpone to hire one of the pre-qualified landscape architects to design cohesive landscape plans to improve and renovate the existing landscape planting, hardscape materials and irrigation systems along Palomino Village from Mountain Ridge to Summit Ridge in all non-tree turf areas to drought tolerance, irrigation and integration into the rest of the master planned landscape (Ortega)
- K. Desert Shadow Trail RFP - Motion/Discuss/Review to approve/deny/postpone to hire one of the pre-qualified landscape architects to design cohesive landscape plans to improve, renovate and update the existing landscape plantings, hardscape materials and irrigation systems along both sides of Desert Shadow Trails from Paseo Verde/Multi Gen to Paseo Verde/Verde Valle including the loop behind Paseo Verde to drought tolerance, irrigation and integration into the rest of the master planned landscape (Ortega)
- L. Landscape Professional RFP - Motion/Discuss/Review to approve/deny/postpone to create RFP for a qualified, independent, landscape professional to provide technical oversight and management of the GVR's landscape, tree maintenance contracts and landscape construction (Ortega)
- M. Valle Verde Landscaping – Motion/Discuss/Review to approve/deny/postpone the RFP to rocks and plants on both sides of Valle Verde (Schmalz)

pages 121-125

- N. Landscape Rock Refurbishment on trail – Motion/Discuss/Review to approve/deny/postpone the RFP for landscape rock refurbishment along the walking trail on both side of the arroyo from Desert Shadow Trail to Windfall Avenue (Schmalz) pages 126-131
- O. Olive Tree Trimming – Motion/Discuss/Review to have the Olive Trees trimmed at the top in the monument areas and let them fill in on the underside of the canopy (Schmalz) pages 132-134
  - 1. Accordance with a recommendation made by HCI
- P. Paseo Verde – Motion/Discuss/Review to approve/deny/postpone the RFP for plant replacement along the north and south side of Paseo Verde from Valle Verde to Paseo Visa Park (Schmalz) pages 135-137
- Q. Green Valley Parkway - Motion/Discuss/Review to approve/deny/postpone the RFP to rocks and plants on both sides of Green Valley Parkway and center medians (Schmalz) pages 138-145
- R. New LED installation by Josh Steven Park - Motion/Discuss/Review to approve/deny/postpone the RFP to install new LED lights from south end of Josh Stevens Park to the walking trail (Schmalz) pages 146-150
- S. Retrofit Lamp Head to LED - Motion/Discuss/Review to approve/deny/postpone the RFP to retrofit the lamp heads to LED from Paso Verde to Josh Steven Park (Schmalz) pages 151-153
- T. Retrofit Lamp Head to LED - Motion/Discuss/Review to approve/deny/postpone the RFP to retrofit the lamp heads to LED from Paso Verde to 215 (Schmalz) pages 154-156
- U. Add Concrete Slab, Picnic Table and Bench – Motion/Discuss/Review to approve/deny/postpone the create of RFP to add a concrete slab for a picnic table with benches at the Summit Ridge Park (Holzwarth)
  
- X. INFORMATIONAL/UPDATES
  - A. Asphaltting the trail across from Friendship Park Update
  - B. Return Mail
  - C. Mailboxes – Review the development management has done in regards to surveying the mailboxes and submitting work orders (Schmalz)
  
- XI. HOMEOWNER LETTERS / REQUESTS
  
- XII. NEXT MEETING
  - A. July 16, 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](http://www.terrawest.com) or via email from [kfyler@terrawest.com](mailto: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.