

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. Draft minutes pages 1-3
    - 2. Report pages 5-6
  - C. Architectural and Water Use
  - D. Social
  - E. Safety & Security
  - F. Government Relations
  - G. Management Report pages 8-13
  
- 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 – June 18, 2015 pages 14-20
  - B. 2015 Approved Landscape Proposals Report page 21
  - C. Acceptance of Financials –May 2015 pages 22-29

D.	Review of Litigation Disclosure	pages 30-36
E.	Next Meeting – August 20, 2015	
F.	Annual Calendar	pages 37-38
G.	Priorities/Goals	page 39
H.	Reserve Expense Report	pages 40-42
I.	2014 Reserve Projects moved to 2015	page 43
J.	2015 Pending Reserve Projects	page 44
K.	2016 Reserve Projects	page 45
VI.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VII.	FINANCIAL	
A.	Treasurers Report	pages 46-47
B.	Reserve Target Funding Level – Motion/Discuss/Review to establish the reserve target funding level (Schmalz)	
VIII.	UNFINISHED BUSINESS	
A.	Cozy Hill Park Drainage – Motion/Discuss/Review to approve/deny/postpone one of the landscape architects to draft a resolution	
1.	MDA Consulting	page 48
2.	JW Zunino	pages 49-52
B.	Insurance/Appraisal – Motion/Discuss/Review to approve/deny/postpone the appraisal with insurance broker (Management)	
1.	Meeting happened, Rick to report	
C.	Root Management – Motion/Discuss/Review to postpone root management set contract with First Choice (Management)	
1.	Recommend Postponement	
2.	Pending receipt of new proposal from First Choice	
D.	South side of Desert Shadow Trail – Motion/Discuss/Review to approve/deny/postpone the work on the south side of Desert Shadow Trail (Schmalz)	page 53
1.	Jaramillo	pages 54-76
2.	GTI	pages 77-97
E.	Irrigation of Paseo Verde – Motion/Discuss/Review to approve/deny/postpone the irrigation upgrades to Paseo Verde (Landscape Committee)	page 98
1.	Jaramillo	pages 99-120
2.	GTI	pages 121-140
F.	Blackwood to Paseo Verde Landscape – Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the landscaping work from Blackwood to Paseo Verde (Schmalz)	page 141
G.	Landscaping on Paseo Verde in front of the Midbar Kodesh Temple - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the landscaping work in front of Midbar Kodesh Temple on Paseo Verde (Schmalz)	page 142
H.	Landscaping on both sides of Valle Verde - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the landscaping work on both sides of Valle Verde (Schmalz)	page 143
I.	Rock refurbishment on walking trail from Desert Shadow Trail to Windfall - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the rock refurbishment on walking trail from Desert Shadow Trail to Windfall (Schmalz)	page 144

- J. Landscape on north and south side of Paseo Verde - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the landscaping work on the north and south side of Paseo Verde (Schmalz) page 145
- K. Landscape on both sides and median of Green Valley Parkway - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the landscaping work on both sides and median of Green Valley Parkway (Schmalz) page 146
- L. New LED from Josh Stevens Park to Trail - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve the new installation of LED from Josh Stevens Park to Trail (Schmalz) page 147
- M. Retrofit the lights from Josh Stevens Park to Paseo Verde - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve retrofitting of lights from Josh Stevens Park to Paseo Verde (Schmalz) Page 148
- N. Retrofit the lights from Paseo Verde to 215 - Motion/Discuss/Review to approve/deny/postpone to open bids and possibly approve retrofitting of lights from Paseo Verde to 215(Schmalz) page 149
- O. Pear Trees at Mountain Ridge and Palomino – Motion/Discuss/Review the tree assessment from First Choice (Schmalz)
  - 1. Management has not received it yet
- P. Ungated Communities and gated entrance maintained by GVRCA – Motion/Discuss/Review to landscape committee report on each entry (Schmalz)
- Q. Desert Shadow Trail behind Paseo Verde Park - Motion/Discuss/Review landscape committee report on Board’s direction to draft an RFP for Architectural Design and Consulting Services for the portion of Desert Shadow Trail that runs behind Paseo Verde Park (Schmalz)

IX. NEW BUSINESS

- A. Wingbrook Park benches – Motion/Discuss/Review to approve/deny/postpone the creation of a RFP to remove the benches and concrete slab closest to the street and replace with sod and relocate the bench to another park (Holzwarth)
- B. Wingbrook Park BBQ– Motion/Discuss/Review to approve/deny/postpone the removal of the BBQ at Wingbrook Park and place it in Friendship Park (Holzwarth)
- C. Scarlet Sunset Park table under gazebo– Motion/Discuss/Review to approve/deny/postpone the bid from Park Pro to install a circular table with benches until the gazebo at the Scarlet Sunset Park (Holzwarth) pages 150-153
- D. Paint the bottom of the wall on Desert Shadow Trail south side – Motion/Discuss/Review to approve/deny/postpone the painting of the bottom of the wall on Desert Shadow Trail south side by Bob Fix It (Holzwarth) Page 154
- E. Landscape Committee Member – Motion/Discuss/Review to appoint a member to the Landscape Committee (de Marigny) page 155
- F. Landscape Committee and Board workshop – Motion/Discuss/Review to schedule a workshop with the Landscape Committee (de Marigny)
- G. Addendum to the Landscape Maintenance Contract for traffic control – Motion/Discuss/Review to approve/deny/postpone the addendum to the contract for \$750 per month for traffic control (Vendor) page 156
- H. Xeriscape the areas by Monument Pointe pedestrian gates – Motion/Discuss/Review to approve/deny/postpone the proposals from Jaramillo for xeriscape (Board) pages 157-158

- I. Wingbrook Monument Areas - Motion/Discuss/Review to approve/deny/postpone the proposals from GTI to modify the 3 planters (Schmalz) pages 159-161
- J. Landscape Committee Priorities – Motion/Discuss/Review the acceptance of the Landscape Committee Priorities (Landscape Committee) page 162
- K. Irrigation Audit and Assessment – Motion/Discuss/Review to approve/deny/postpone the request for payment from XL Landscape for irrigation audit and assessment (Vendor) page 163
- L. RFP for retrofitting the light heads to LED from Valle Verde to Moonlight Village – Motion/Discuss/Review to approve/deny/postpone the RFP to retrofit the light heads to LED from Valle Verde to Moonlight Village (Schmalz) Pages 164-168
- M. RFP for painting the electric meter pedestal – Motion/Discuss/Review to approve/deny/postpone the RFP to paint the electric meter pedestals (Schmalz) Pages 169-173
- N. Backflow covers – Motion/Discuss/Review the approval of Bob Fix It to paint backflow covers if needed at \$25 each (Schmalz) pages 174-176
- O. Turf removal – Motion/Discuss/Review for the landscape committee to provide 5 prioritized list of turf removal areas with pictures and estimate water savings. (Holzwarth)
- P. Landscape Committee 2016 Priorities – Motion/Discuss/Review for the landscape committee to provide a prioritized 2016 project list and estimated cost (Holzwarth)
- Q. Annual Color - Motion/Discuss/Review for approval/deny/postpone the addendum to change the type of annual color and cost for the winter (Vendor) Pages 178-180
  
- X. INFORMATIONAL/UPDATES
  - A. Asphalting 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
  - A. Complaint on Board members and NRS page 181
  
- XII. NEXT MEETING
  - A. August 20, 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.