

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
August 20, 2015  
6:00 PM  
DESERT WILLOW COMMUNITY CENTER  
2020 W. HORIZON RIDGE PARKWAY  
HENDERSON, NV 89012

**Board Members**

Jocelyn Holzwarth, DCAL	President
Lisa de Marigny, DCAL	Vice President
Rick Schmalz	Treasurer
David Sanchez	Secretary
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. VENDOR – Jaramillo Landscape

IV. COMMITTEE REPORTS

- A. Communication
- B. Landscape
- C. Architectural and Water Use
- D. Social
- E. Safety & Security
- F. Government Relations
- G. Management Report

V. MOTION/DISCUSS/REVIEW ON COMMITTEE BUSINESS

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 – August 6, 2015     | pages 1-8     |
| B. 2015 Approved Landscape Proposals Report | page 9        |
| C. Acceptance of Financials – June 2015     | pages 10-138  |
| D. Review of Litigation Disclosure          | pages 139-146 |

E.	Next Meeting – September 17, 2015	
F.	Annual Calendar	pages 147-148
G.	Priorities/Goals	page 149
H.	Reserve Expense Report	pages 150-152
I.	2014 Reserve Projects moved to 2015	page 153
J.	2015 Pending Reserve Projects	page 154
K.	2016 Reserve Projects	page 155
L.	Election, Budget and Annual Calendar	page 156
VII.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VIII.	FINANCIAL	
A.	Treasurers Report	
IX.	UNFINISHED BUSINESS	
A.	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	
B.	Blackwood to Paseo Verde Landscape – Motion/Discuss/Review to approve/deny/postpone for the landscaping work from Blackwood to Paseo Verde (Schmalz)	page 157
1.	Jaramillo - \$9,135.00	pages 158-161
2.	GTI - \$24,720	pages 162-181
C.	Landscaping on Paseo Verde in front of the Midbar Kodesh Temple - Motion/Discuss/Review to approve/deny/postpone for the landscaping work in front of Midbar Kodesh Temple on Paseo Verde (Schmalz)	page 182
1.	Jaramillo - \$6,930	pages 183-185
2.	GTI - \$22,162	pages 186-201
D.	Landscaping on both sides of Valle Verde - Motion/Discuss/Review to approve/deny/postpone to for the landscaping work on both sides of Valle Verde (Schmalz)	page 202
1.	Jaramillo - \$22,545	pages 203-210
2.	GTI - \$175,345	pages 211-231
E.	Rock refurbishment on walking trail from Desert Shadow Trail to Windfall - Motion/Discuss/Review to approve/deny/postpone for the rock refurbishment on walking trail from Desert Shadow Trail to Windfall (Schmalz)	page 232
1.	Jaramillo - \$44,597.43	pages 233-237
2.	GTI - \$46,250	pages 238-254
F.	Landscape on north and south side of Paseo Verde - Motion/Discuss/Review to approve/deny/postpone for the landscaping work on the north and south side of Paseo Verde (Schmalz)	page 255
1.	Jaramillo - \$30,510	pages 256-274
2.	GTI - \$206,025	pages 275-294
G.	Landscape on both sides and median of Green Valley Parkway - Motion/Discuss/Review to approve/deny/for the landscaping work on both sides and median of Green Valley Parkway (Schmalz)	page 295
1.	Jaramillo - \$7,065	pages 296-304
2.	GTI - \$88,715	pages 305-325
H.	New LED from Josh Stevens Park to Trail - Motion/Discuss/Review to approve/deny/postpone for the new installation of LED from Josh Stevens Park to Trail (Schmalz)	page 326

1. ISG - \$8,160 Option A and \$2,720 Option B pages 327-340
  2. ABM - \$10,890 pages 341-347
- I. Retrofit the lights from Josh Stevens Park to Paseo Verde - Motion/Discuss/Review to approve/deny/postpone for retrofitting of lights from Josh Stevens Park to Paseo Verde (Schmalz) page 348
1. ISG - \$13,825 Option A and \$1,900 Option B pages 349-363
  2. ABM - \$8.890 pages 364-374
- J. Retrofit the lights from Paseo Verde to 215 - Motion/Discuss/Review to approve/deny/postpone for retrofitting of lights from Paseo Verde to 215(Schmalz) page 375
1. ISG - \$18,565 Option A and \$1,900 Option B pages 376-391
  2. ABM - \$11,806 pages 392-402
- K. Wingbrook Park benches – Motion/Discuss/Review to approve/deny/postpone the RFP to remove the benches and concrete slab closest to the street and replace with sod and relocate the bench to another park (Holzwarth) Page 403
- L. Management RFP – Motion/Discuss/Review for a workshop, creation of committee or approval of RFP for the management contract (Holzwarth)
- X. NEW BUSINESS
- A. Retrofitting the light heads to LED from Valle Verde to Moonlight Village – Motion/Discuss/Review to open bids and possibly approve/deny/postpone the retrofit the light heads to LED from Valle Verde to Moonlight Village (Schmalz) Page 404
- B. Painting the electric meter pedestal – Motion/Discuss/Review to open the bids and possible approve/deny/postpone to paint the electric meter pedestals (Schmalz) page 405
- C. Altezza Revised Paint Palette – Motion/Discuss/Review for approval/deny/postpone for the approval of the Altezza revised Pre-Approve Paint Palette (Sub Association) pages 406-427
- D. Regency Hills Revised Paint Palette – Motion/Discuss/Review for approval/deny/postpone for the approval of the Regency Hills revised Pre-Approve Paint Palette (ARC Committee) pages 407-437
- E. New ARC application with new sheet for solar panels – Motion/Discuss/Review for approval/deny/postpone for the approval of the new ARC application (Committee) pages 438-445
- F. Valle Verde Wall – Motion/Discuss/Review for approval/deny/postpone for the cleaning, stucco repair and paint of the wall on Valle Verde by Monument Pointe (Schmalz) page 446
- G. RFP for plant replacement north side of Desert Shadow Trail from Dakota Station west to Paseo Verde – Motion/Discuss/Review to approve/deny/postpone the RFP for plant replacement north side of Desert Shadow Trail from Dakota Station west to Paseo Verde (Schmalz) page 447
1. Email from Jaramillo pages 448-459
- H. RFP for retrofitting two rest areas - Motion/Discuss/Review to approve/deny/postpone the RFP for retrofitting two rest areas (Schmalz) Pages 460-466
- I. Transformer painting - Motion/Discuss/Review to approve/deny/postpone the cost of \$40 for small and \$60 for large to paint the transformers (Schmalz) Pages 467-468
- J. Remove and replace 6 damage concrete slabs at Friendship and install 5 new concrete slabs - Motion/Discuss/Review to approve/deny/postpone the bid

- from Park Pro to remove and replace 6 damage concrete slabs and possibly install 5 new concrete pads(Management) pages 369-470
- K. Remove and replace Styrofoam cap behind Trailside - Motion/Discuss/Review to approve/deny/postpone the remove and replace the styrofoam cap in the amount of \$585 (Management) pages 471-474
- L. Laptop for landscaper for Maxicom - Motion/Discuss/Review to approve/deny/postpone the cost for a laptop in the amount of \$440.33 (Holzwarth) pages 475-476
- M. ISG bid Installing LED light to illuminate a park sign – Motion/Discuss/Review to approve/deny/postpone the installation of LED light to illuminate a park sign from ISG in amount of \$1,135 (Schmalz) pages 477-480
- N. ISG bid to replace the missing and existing fixtures at the northwest corner of Wingbrook - Motion/Discuss/Review to approve/deny/postpone the replace the missing and existing fixtures at the northwest corner of Wingbrook from ISG in amount of \$9,300 (Schmalz) pages 481-485
  
- XI. 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)
  
- XII. HOMEOWNER LETTERS / REQUESTS
  - A. Complaint on Board members and NRS page 486
  
- XIII. NEXT MEETING
  - A. September 17, 2015
  
- XIV. BOARD MEMBERS CLOSING COMMENTS
  
- XV. 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.
  
- XVI. 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.