

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
September 17, 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. COMMITTEE REPORTS

- A. Communication
- B. Landscape
- C. Architectural and Water Use
- D. Social
- E. Safety & Security page 1
- F. Government Relations
- G. Management Report pages 2-7

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 – August 20, 2015 pages 8-15
- B. 2015 Approved Landscape Proposals Report page 16
- C. Acceptance of Financials – July 2015 pages 17-24
- D. Review of Litigation Disclosure pages 25-32
- E. Next Meeting – October 15, 2015
- F. Annual Calendar pages 33-34

G.	Priorities/Goals	page 35
H.	Reserve Expense Report	pages 36-38
I.	2014 Reserve Projects moved to 2015	page 39
J.	2015 Pending Reserve Projects	page 40
K.	2016 Reserve Projects	page 41
L.	Election, Budget and Annual Calendar	page 42
M.	Ratification of approval of Jaramillo's addendum to the contract regarding fertilization	pages 43-45
VI.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VII.	FINANCIAL	
A.	Treasurers Report	pages 46-48
VIII.	UNFINISHED BUSINESS	
A.	Root Management – Motion/Discuss/Review to postpone root management set contract with First Choice (Management)	page 49
1.	Receipt of new proposal from First Choice	
B.	Management RFP – Motion/Discuss/Review for a workshop or approval of RFP for the management contract (Holzwarth)	pages 50-54
C.	Landscape Committee Priorities – Motion/Discuss/Review the acceptance of the Landscape Committee Priorities (Landscape Committee)	page 55
D.	Landscape Committee 2016 Priorities – Motion/Discuss/Review for the landscape committee to provide a prioritized 2016 project list and estimated cost (Holzwarth)	page 56
E.	Ungated Communities and gated entrance maintained by GVRCA – Motion/Discuss/Review to landscape committee report on each entry (Schmalz)	
1.	Committee would like until October's Board Meeting	
F.	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)	
1.	Committee would like to review it at the workshop	
G.	Retrofitting the light heads to LED from Valle Verde to Moonlight Village – Motion/Discuss/Review to approve/deny/postpone the retrofit the light heads to LED from Valle Verde to Moonlight Village (Schmalz)	page 57
1.	ISG - \$2,765.00	pages 58-62
2.	ABM - \$2,490	pages 63-70
H.	Retrofitting two rest areas - Motion/Discuss/Review to open bids and possible approve/deny/postpone the RFP for retrofitting two rest areas (Schmalz)	Page 71
IX.	NEW BUSINESS	
A.	2016 Draft Budget Operating and Reserve Budgets – Motion/Discuss/Review to approve items or the 2016 Operating and Reserves Budgets (Schmalz)	Pages 72-77
B.	ARC Guidelines – Motion/Discuss/Review to approve/deny/postpone sending the amendments to legal counsel (ARC Committee and Management)	Pages 78-111
C.	RFP on Arch repair and paint – Motion/Discuss/Review to approve/deny/postpone the RFP to repair and paint all ungated Arches (Management)	pages 112-116

- D. RFP on Friendship Park Gazebos – Motion/Discuss/Review to approve/deny/postpone the RFP to repair and paint the gazebos at Friendship Park (Schmalz) pages 117-120
- E. Replace Pillar Cap on Trailside – Motion/Discuss/Review to approve Intertex proposal for \$535 to replace the damage Styrofoam cap with concrete , (Management) pages 121-124
- F. RFP for landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle – Motion/Discuss/Review to approve/deny/postpone the RFP for landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle (Schmalz) pages 125-132
- G. MK House Change Order for traffic control – Motion/Discuss/Review to approve/deny/postpone the traffic control change order for estimate of \$9,900 from MK House (Vendor) pages 133-140
- H. Letter to Trail Light Residents – Motion/Discuss/Review to approve/modify/deny mailing out a letter to trail light residents (Schmalz) Page 141
- I. Monument Corner Palm, Landscape and Monument Lights – Motion/Discuss/Review to request to vendor for pricing to complete the projects (Schmalz) pages 142-144
- J. Monument Corners Planters- Motion/Discuss/Review to request to vendor for pricing to complete the project (Schmalz)
- K. East-West and Parkette Trail Lights - Motion/Discuss/Review to request to vendor for pricing to complete the projects (Schmalz) pages 145-148
- L. Monument Planters Staining – Motion/Discuss/Review to approve/deny/postpone the staining of the planters, different samples attached (Schmalz) pages 149-153
- M. Gas Main Vent Cover – Motion/Discuss/Review to take action in regards to the gas main vent covers (Schmalz) pages 154-157
- N. Trail across from Friendship Park removal of plants and installation of sleeves – Motion/Discuss/Review to remove 11 Desert Spoons that is too close and install sleeves underneath the trail for irrigation page 158
- O. Trail across from Friendship Park to install DG – Motion/Discuss/Review to install DG next to the asphalt to eliminate height difference page 159

X. INFORMATIONAL/UPDATES

- A. Asphaltting the trail across from Friendship Park Update

XI. HOMEOWNER LETTERS / REQUESTS

XII. NEXT MEETING

- A. October 15, 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 kfyer@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.