

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
October 15, 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®,
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 – September 17, 2015 pages 8-13
 - B. 2015 Approved Landscape Proposals Report page 14
 - C. Acceptance of Financials –August 2015 pages 15-22
 - D. Review of Litigation Disclosure pages 23-30
 - E. Next Meeting – November 19, 2015
 - F. Budget Ratification Meeting – November 19, 2015

G.	Annual Calendar	pages 31-32
H.	Priorities/Goals	page 33
I.	Reserve Expense Report	pages 34-26
J.	2014 Reserve Projects moved to 2015	page 37
K.	2015 Pending Reserve Projects	page 38
L.	2016 Reserve Projects	page 39
M.	Election, Budget and Annual Calendar	page 40
VI.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VII.	FINANCIAL	
A.	Treasurers Report	
VIII.	UNFINISHED BUSINESS	
A.	Root Management – Motion/Discuss/Review to delete item 2 of the root management set contract with First Choice and approve management to continue with all root issues as necessary per the prior September approved motion (Management)	page 41
1.	Clarification on item 2	
B.	Management RFP – Motion/Discuss/Review to open sealed bids and postpone until next board meeting (Holzwarth)	pages 42-43
1.	Workshop October 28, 2015	
C.	Retrofitting two rest areas - Motion/Discuss/Review to open bids and possible approve/deny/postpone the RFP for retrofitting two rest areas (Schmalz)	Page 44
D.	ARC Guidelines – Motion/Discuss/Review to approve/deny/postpone the amendments to the ARC Guidelines (ARC Committee and Management)	
E.	Repair and paint ungated arches – Motion/Discuss/Review to open sealed bids and possible approval to repair and paint all ungated Arches (Management)	page 45
F.	Repair and Paint Friendship Park Gazebos – Motion/Discuss/Review to open sealed bids and possible approval to repair and paint the gazebos at Friendship Park (Schmalz)	page 46
G.	Landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle – Motion/Discuss/Review to open sealed bids and possible approval for landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle (Schmalz)	page 47
H.	Monument Corner Palm, Landscape and Monument Lights - Motion/Discuss/Review to open sealed bids and possible approval for lighting for monument corner palm, landscape and monuments (Schmalz)	Page 48
I.	East-West and Parkette Trail Lights - Motion/Discuss/Review to open sealed bids and possible approval for lighting retrofit for the east-west and parkette trail lights (Schmalz)	page 49
J.	Monument Planters Staining – Motion/Discuss/Review to approve/deny/postpone the staining of the planters, different samples attached (Schmalz)	
IX.	NEW BUSINESS	
A.	Collection Policy – Motion/Discuss/Review to approve/deny/postpone new collection policy (Management)	pages 50-57

- B. Intent to Lien – Motion/Discuss/Review to approve/deny/postpone for management to do the intent to lien prior to sending file to collections (Board)
- C. 2 Year Warranty on new installations – Motion/Discuss/Review to approve/deny/postpone the ability to have the installers to maintain area for 2 year due to warranty (Vendors)
- D. Revised Landscape Committee Charter – Motion/Discuss/Review to approve/deny/postpone the revised landscape committee charter (Board and Landscape Committee) pages 58-60
- E. MDLA report on the Cozy Hill – Motion/Discuss/Review to acknowledge the report and take action (Board) pages 61-66
- F. Jaramillo’s Proposal 05121501KC for Cozy Hill Park – Motion/Discuss/Review to approve/deny/postpone the proposal 05121501KC for the Cozy Hill Park Pages 67-68
- G. Jaramillo’s Report on the Landscape Assessment – Motion/Discuss/Review to acknowledge the report and take action (Board) pages 69-74
- H. Landscape Safety Assessment – Motion/Discuss/Review/Take Action or Other on the safety issues of the assessment page 75
- I. Board Election Ballot – Motion/Discuss/Review the board election ballot (Schmalz)
- J. Removal of member from the Landscape Committee – Motion/Discuss/Review to remove a member of the landscape committee (Board)
- K. Jaramillo’s proposal 09291504SC for rock installation north end of trail by Walnut Village – Motion/Discuss/Review to approve/deny/postpone the proposal 09291504SC to rock installation north end of trail by Walnut Village Page 76
- L. Jaramillo’s proposal 09291503SC for rock installation on trail behind Josh Steven’s Park on slope – Motion/Discuss/Review to approve/deny/postpone the proposal 09291503SC to rock installation on trail behind Josh Steven’s Park on slope page 77
- M. Jaramillo’s proposal 09291502SC for rock installation on Josh Steven’s Park walkway in raised planter – Motion/Discuss/Review to approve/deny/postpone the proposal 09291502SC rock installation on Josh Steven’s Park walkway in raised planter page 78
- N. Jaramillo’s proposal 09281501SC for landscape update on Josh Steven’s Park on walkway lower planter – Motion/Discuss/Review to approve/deny/postpone the proposal 09281501SC for landscape update on Josh Steven’s Park on walkway lower planter page 79
- O. Jaramillo’s proposal 10051502SC for rock replenishment of DG in the fire lanes – Motion/Discuss/Review to approve/deny/postpone the proposal 10051502SC for rock replenishment of DG in the fire lanes page 80
- P. Jaramillo’s proposal 10061501SC for grade repair at north side of Bella Vista fence – Motion/Discuss/Review to approve/deny/postpone the proposal 10061501SC for grade repair at the north side of Bella Vista fence Page 81
- Q. NV Illumination estimate 5008 – Motion/Discuss/Review to approve/deny/postpone the estimate 5008 for light damage due to vandalism (Management) page 82
- R. NV Illumination estimate 5009 – Motion/Discuss/Review to approve/deny/postpone the estimate 5009 for light damage due to vandalism (Management) page 83
- S. Concrete repair due to last sidewalk inspection – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for damaged sidewalk due to quarterly inspection (Management) pages 84-104

- X. INFORMATIONAL/UPDATES
 - A. Gas Main Vent Cover
 - B. MK House Change Order – Traffic Control

- XI. HOMEOWNER LETTERS / REQUESTS
 - A. Stoneybrook/Ridge Point – 2 Homeowners
 - 1. Homeowner’s letter page 105
 - 2. Homeowner’s letter pages 106-132
 - 3. Management Pictures pages 133-151

- XII. NEXT MEETING
 - A. November 17, 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 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.