

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
November 19, 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. VENDOR

Vestar, owner of the District – Upgrades and Improvements to the District
Captain Matoon, the new HPD area commander
Cortex Globus – GIS System Update

IV. COMMITTEE REPORTS

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

pages 1-6

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 – October 15, 2015

pages 7-12

B.	2015 Approved Landscape Proposals Report	page 13
C.	Acceptance of Financials –September 2015 (Quarterly)	pages 14-148
D.	Review of Litigation Disclosure	pages 149-156
E.	Next Meeting – January 21, 2016	
F.	Annual/Election Meeting – December 3, 2015	
G.	Organization Meeting – December 10, 2015	
H.	Annual Calendar	pages 157-158
I.	Priorities/Goals	page 159
J.	Reserve Expense Report	pages 160-162
K.	2014 Reserve Projects moved to 2015	page 163
L.	2015 Pending Reserve Projects	page 164
M.	2016 Reserve Projects	page 165
VII.	Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids	
VIII.	FINANCIAL	
A.	Treasurers Report	
IX.	UNFINISHED BUSINESS	
A.	Management Contract– Motion/Discuss/Review to approve a management contract(Holzwarth)	page 166
B.	Retrofitting two rest areas - Motion/Discuss/Review to approve/deny/postpone for retrofitting two rest areas (Schmalz)	page 167
1.	ISG - \$12,074.50	pages 168-173
C.	Repair and paint ungated arches – Motion/Discuss/Review to approve/deny postpone for repair and paint all ungated Arches (Management)	page 174
1.	Intertex - \$9,775	pages 175-181
2.	MK House - \$32,335	pages 182-199
3.	RSI Builders - \$18,544	pages 200-202
4.	GB Group - \$14,240	pages 203-207
D.	Landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle – Motion/Discuss/Review to approve/deny/postpone for landscape refurbishment for Horizon entryway on Blackwood and two planters on Bobtail Circle (Schmalz)	page 208
1.	Jaramillo - \$18,135	pages 209-211
2.	GTI - \$13,525	pages 212-228
E.	Monument Corner Palm, Landscape and Monument Lights - Motion/Discuss/Review to approve/deny/postpone for lighting for monument corner palm, landscape and monuments (Schmalz)	Page 229
1.	ISG - \$187,320	pages 230-258
F.	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)	
X.	NEW BUSINESS	
A.	Staining of the Planters on Wingbrook – Motion/Discuss/Review to approve/deny/postpone the re-staining of the planters on Wingbrook and Green Valley Parkway	pages 259-260
B.	Iron Repair – Motion/Discuss/Review to approve/deny/postpone the iron repairs from Intertex in the amount of \$1,020	pages 261-264
C.	2015 Audit and Tax Return – Motion/Discuss/Review to approve/deny/postpone the 2015 audit and tax return by Hilburn and Lein	pages 265-268

- D. Extra Stock Lamp Heads – Motion/Discuss/Review to approve/deny/postpone the extra stock lamp heads from ISG in the amount of \$4,515 pages 269-270
- E. Amazing Valley Lane Park (Reflections) new lighting – Motion/Discuss/Review to approve/deny/postpone the new lighting in Amazing Valley Lane Park from ISG in the amount of \$7,770 pages 271-274
- F. Welding for light poles – Motion/Discuss/Review to approve/deny/postpone the welding bid provided by ISG in the amount of \$4,940 page 275
- G. AMS Contract – Motion/Discuss/Review to approve/deny/postpone the AMS contract with legal counsel changes
- H. Rescind the Appointments to the Landscape Committee and the Landscape Committee– Motion/Discuss/Review to rescind the appointments to the Landscape Committee and the approve/deny/postpone resolving the Landscape Committee at this time pages 276-280
- I. NV Illumination power loss – Motion/Discuss/Review to approve/deny/postpone the NV Illumination proposal due to power loss Page 281
- J. Park Pro proposal for benches and pet stations down Friendship Park Trail – Motion/Discuss/Review to approve/deny/postpone the Park Pro proposal for installation of benches and pet stations down Friendship Park pages 282-283
- K. Sunland Proposal for failed asphalt on trail behind Pacific Images – Motion/Discuss/Review to approve/deny/postpone the Sunland proposal for failing asphalt pages 284-285
- L. Jaramillo’s Proposal for landscape upgrade to Stoneybrook – Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Stoneybrook’s landscape upgrade pages 286-287
- M. Jaramillo’s Proposal for landscape upgrade to Cottages – Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Cottages’ landscape upgrade pages 288-289
- N. Jaramillo’s Proposal for landscape upgrade to Richmond - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Richmond’s landscape upgrade pages 290-291
- O. Jaramillo’s Proposal for landscape upgrade to Pacific Trace - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Pacific Trace’s landscape upgrade pages 292-293
- P. Jaramillo’s Proposal for landscape upgrade to Reflections - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Reflections’ landscape upgrade pages 294-295
- Q. Jaramillo’s Proposal for landscape upgrade to Pavillion Pointe - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Pavillion Pointe’s landscape upgrade pages 296-297
- R. Jaramillo’s Proposal for landscape upgrade to Castle Rock - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Castle Rock’s landscape upgrade pages 298-299
- S. Jaramillo’s Proposal for landscape upgrade to Citrus Gardens - Motion/Discuss/Review to approve/deny/postpone the proposal from Jaramillo for Citrus Gardens’ landscape upgrade pages 300-301
- T. Sun City MacDonald Ranch Room Rental – Motion/Discuss/Review to approve/deny/postpone the contract with Sun City MacDonald Ranch room rental pages 302-303
- U. Intertex Proposal for repairs and paint of wall caps and pillar caps throughout the community – Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex for repair and paint of wall caps and pillar caps throughout the community pages 304-318

- V. Intertex Proposal for concrete walls cap on Arroyo Grande –
Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex
for the concrete wall caps on Arroyo Grande pages 319-333
- W. Intertex Proposal for repair to sidewalks and curbs within the community –
Motion/Discuss/Review to approve/deny/postpone the proposal from Intertex
for sidewalk and curb repair within the community pages 334-352
- X. Revised Intertex Proposal for repair to sidewalks throughout the community –
Motion/Discuss/Review to approve/deny/postpone the revised proposal from
Intertex for sidewalk pages 353-357

- XI. INFORMATIONAL/UPDATES
 - A. Gas Main Vent Cover

- XII. HOMEOWNER LETTERS / REQUESTS

- XIII. NEXT MEETING
 - A. January 21, 2016

- XIV. BOARD MEMBERS CLOSING COMMENTS

- XV. BUDGET RATIFICATION - Unless at this meeting a majority of all units' owners, or any larger vote specified in the declaration reject the proposed budget, the proposed budget is ratified whether or not a quorum is present. Rejection of this budget will take a vote of 51% of unit owners. **If ratified there will be no increase to the January assessment.** The ratified budget will take effect on January 1, 2016 pursuant to NRS 116.31151. pages 358-374

- XVI. 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.

- XVII. 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.