

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
January 21, 2016
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Rick Schmalz	President
Jocelyn Holzwarth, DCAL	Vice President
Lisa de Marigny, DCAL	Treasurer
David Sanchez	Secretary
Paul Rowcliffe	Director
Doreen Morgan	Director
Charles Geisendorf	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

IV. COMMITTEE REPORTS

- A. Architectural and Water Use
- B. Safety & Security
- C. Social

V. LIAISONS UPDATES

- A. Communication
- B. Government
- C. Landscape
- D. Management

pages 1-6

VI. MOTION/DISCUSS/REVIEW ON COMMITTEE AND LIAISON BUSINESS

VII. 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 – November 19, 2015 pages 7-12
 - B. Approval of Minutes – December 10, 2015 Organization pages 13-14
 - C. 2015 Approved Landscape Proposals Report pages 15-16
 - D. 2016 Approved Landscape Proposals Report page 17
 - E. Acceptance of Financials –October and November 2015 pages 18-29
 - F. Review of Litigation Disclosure pages 30-36
 - G. Next Meeting – February 18, 2016
 - H. Annual Calendar - Draft pages 37-38
 - I. Priorities/Goals - Draft page 39
 - J. Reserve Expense Report pages 40-42
 - K. 2015 Reserve Projects moved to 2016 page 43
 - L. 2016 Pending Reserve Projects page 44
 - M. 2017 Reserve Projects page 45
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. AMS Contract – Motion/Discuss/Review to approve/deny/postpone the AMS contract with legal counsel changes (Vendor) pages 46-57
 - B. Terra West Management Service contract - Motion/Discuss/Review to approve/deny/postpone the Terra West contract with legal counsel changes (Vendor) pages 58-74
 - C. District’s Master Sign Plan – Motion/Discuss/Review the final plans that were submitted to the City of Henderson (District) pages 75-91
- XI. NEW BUSINESS
- A. Tree Maintenance Contract – Motion/Discuss/Review the current tree maintenance contract and approve/deny/motion to bid out the contract upon renewal (Holzwarth)
 - B. Wolf, Rifkin, Shapiro, Schulman & Rabkin – Motion/Discuss/Review to approve the increase of attorney fees (Vendor) pages 92-93
 - C. Fountain Hills Pigeon – Motion/Discuss/Review to approve/deny/postpone the request to pay half of the setup fee for pigeon control (Sub Association) Pages 94-100
 - D. Bella Vista ARC for wrought iron – Motion/Discuss/Review to approve/deny/postpone the wrought iron ARC (Sub Association) pages 101-104
 - E. Camelback Park Playground – Motion/Discuss/Review to approve/deny/postpone to bid out the new park location and park equipment (Board) pages 105-114
 - F. Holiday Lighting – Motion/Discuss/Review to approve/deny/postpone not to exceed \$5,000 for management to do holiday lighting test (Holzwarth)
 - G. West end Landscape Proposals to Landscape Architect – Motion/Discuss/Review to approve/deny/postpone handing over all bids that were submitted for the west end landscaping to the landscape architect to create a scope (Rowcliffe) Page 115
 - H. Investigate Association Multi-Purpose Building – Motion/Discuss/Review to investigate Association multi-purpose building feasibility and cost pages 116-119

- I. City of Henderson Trail Access to Bridge – Motion/Discuss/Review to request the City of Henderson to consider trail system connection pages 120-122
- J. NW and SW Corner of Paseo Verde and Arroyo Grande – Motion/Discuss/Review to approve/deny/postpone Jaramillo’s proposal 01041601KC to do landscape upgrade pages 123-124
- K. Entry Arch Lighting Project North of Paseo Verde retrofitting – Motion/Discuss/Review to approve/deny/postpone ISG proposal to retrofit the entry arch lighting project pages 125-131
- L. Entry Arch Lighting Project South of Paseo Verde retrofitting– Motion/Discuss/Review to approve/deny/postpone ISG proposal to retrofit the entry arch lighting project pages 132-137
- M. Rest Stop Area – Motion/Discuss/Review to approve/deny/postpone the ISG proposal to retrofit the rest stop areas pages 138-142
- N. Areas of turf conversion – Motion/Discuss/Review to get proposals for areas that were suggested from turf conversion page 143
- O. GIS Mapping – Motion/Discuss/Review the different option and approve the system moving forward pages 144-151
 - 1. Discussion Group with vendor to discuss all of the options and presentation of the options

XII. INFORMATIONAL/UPDATES

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. February 18, 2016

XV. BOARD MEMBERS CLOSING COMMENTS

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.