

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
February 18, 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/SPECIAL GUESTS

- A. District – Master Sign Plan and Building
- B. Fountain Hills

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 – January 21, 2016 pages 7-11
 - B. 2015 Approved Landscape Proposals Report pages 12-13
 - C. 2016 Approved Landscape Proposals Report page 14
 - D. Acceptance of Financials –December 2015 pages 15-22
 - E. Review of Litigation Disclosure pages 23-29
 - F. Next Meeting – March 17, 2016
 - G. Annual Calendar – Draft pages 30-31
 - H. Priorities/Goals page 32
 - I. Reserve Expense Report pages 33-36
 - J. 2015 Reserve Projects moved to 2016 page 37
 - K. 2016 Pending Reserve Projects page 38
 - L. 2017 Reserve Projects page 39
 - M. D&O insurance coverage pages 40-51
- 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 52-62
 - B. Terra West Management Service contract - Motion/Discuss/Review to approve/deny/postpone the Terra West contract with legal counsel changes (Vendor) pages 63-79
 - C. District’s Master Sign Plan and building– Motion/Discuss/Review the final plans that were submitted to the City of Henderson (District) pages 80-97
 - D. 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 98-104
 - E. Tree Maintenance Contract – Motion/Discuss/Review to approve/deny/motion a vendor for the tree maintenance contract upon renewal (Holzwarth) Page 105
 - F. GIS Mapping – Motion/Discuss/Review the different option and approve the system moving forward pages 106-113
 - G. Camelback Park Playground – Motion/Discuss/Review to approve/deny/postpone to bid out the new park location and park equipment (Board)
- XI. NEW BUSINESS
- A. Appointment of members to the ARC Committee – Motion/Discuss/Review to appoint Sandy Patterson as a member and Kelby Brandow as an alternative member (Committee)
 - B. Change the Broker of Record for Insurance – Motion/Discuss/Review to change the broker of record from Western Risk to Kaercher
 - C. Intertex Proposal for sidewalk repair – Motion/Discuss/Review to approve/postpone/deny the approve to repair sidewalks in the amount of \$7,765.00 pages 114-130

- D. Electric Map and Repair to correct the wiring – Motion/Discuss/Review to approve/postpone/deny the proposal from Matthews Electrical Services in the amount of \$22,450 pages 131-152
- E. Bella Vista Approval to remove 39 various trees – Motion/Discuss/Review to approve/postpone/deny the request to remove 39 various trees at Bella Vista Pages 153-162
- F. NV Illumination Contract – Motion/Discuss/Review to approve/postpone/deny the termination of the NV Illumination contract pages 163-167
- G. Flagstone repair north side of Paseo Verde – Motion/Discuss/Review to approve/postpone/deny the proposal from Intertext to repair the flagstone on the north side of Paseo Verde just west of the north/south trail in amount of \$1,865 pages 168-173
- H. RFP for Phase IX of the wrought iron – Motion/Discuss/Review to approve/postpone/deny the RFP for the wrought iron fence pages 174-177
- I. May Breakfast Event Speakers and Tables – Motion/Discuss/Review to approve/postpone/deny the recommendations from the Social and Safety Committees pages 178
- J. May Breakfast Event Media – Motion/Discuss/Review to approve/postpone/deny the media to attend the event
- K. ISG LED proposal for Paseo Verde south side to convert to LED – Motion/Discuss/Review to approve/postpone/deny the ISG proposal to convert the pole lights to LED pages 179-183
- L. Worst Parks with damage and surface – Motion/Discuss/Review to approve/postpone/deny to bid out the repair or replacement of the 3 parks Pages 184-223

- XII. INFORMATIONAL/UPDATES
 - A. Association Multi-Purpose Building
 - B. City of Henderson Trail Access to Bridge

- XIII. HOMEOWNER LETTERS / REQUESTS
 - A. Statements page 224

- XIV. NEXT MEETING
 - A. March 17, 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 kflyer@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.