

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
October 20, 2016
6:00 PM
ELYSIAN CLUBHOUSE
2151 Village Walk Drive
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®,
Tasha Davila, Community Manager- 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
- IV. COMMITTEE REPORTS
 - A. Architectural and Water Use
 - B. Safety & Security
 - C. Social
- V. LIAISONS UPDATES
 - A. Communication
 - B. Government
 - 1. BDR List page 2
 - C. Landscape
 - D. Management pages 3-8
- 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 – September 15, 2016 pages 9-12
 - B. 2015 Approved Landscape Proposals Report page 13
 - C. 2016 Approved Landscape Proposals Report pages 14-15
 - D. Acceptance of Financials –August 2016 pages 16-21
 - E. Review of Litigation Disclosure pages 22-27
 - F. Next Meeting – November 17, 2016
 - G. Annual Calendar – Draft pages 28-29
 - H. Priorities/Goals page 30
 - I. Election/Budget Calendar page 31
 - J. Reserve Expense Report up to 6.16.16 pages 32-35
 - K. Reserve Expense Report current pages 36-37
 - L. 2015 Reserve Projects moved to 2016 page 38
 - M. 2016 Pending Reserve Projects page 39
 - N. 2017 Reserve Projects page 40-41
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Park furniture for Summit Ridge Park – Motion/Discuss/Review to approve/deny/postpone the replacement of park furniture page 42
 - 1. Park Pro - \$8,097.95 pages 43-64
 - 2. GB Group - \$1,149 pages 65-70
 - 3. Green Living - \$11,876 pages 71-76
 - B. Josh Stevens Park Playground and surface – Motion/Discuss/Review to approve/deny/postpone the replacement of the playground equipment and padding page 77
 - 1. Park Pro - \$90,585.06 pages 78-89
 - 2. Green Living - \$90,730 or \$74,646 pages 90-96
 - C. 2017 Budget – Motion/Discuss/Review to approve/deny/postpone the 2017 budget pages 97-100
 - D. Tree Maintenance Contract – Motion/Discuss/Review to open sealed bids and possibly approve vendor for tree maintenance page 101
- XI. NEW BUSINESS
- A. Tree Trimming on Mountain Ridge by Stags Leap – Motion/Discuss/Review to approve/deny/postpone the tree trimming bid by Jaramillo in the amount of \$3,260 page 102
 - B. Wall Repair – Motion/Discuss/Review to approve/deny/postpone the wall repair by Intertex in the amount of \$1,700 pages 103-108
 - C. Wall Repair – Motion/Discuss/Review to approve/deny/postpone the wall repair by Intertex in the amount of \$2,540.13 pages 109-114
 - D. Desert Shadow Trail South from Amargosa to Amargosa Landscaping - Motion/Discuss/Review to approve/deny/postpone the Desert Shadow Trail south from Amargosa to Amargosa bid by Jaramillo in the amount of \$20,750 Pages 115-117
 - E. Desert Shadow Trail South Amargosa Trail Head on both sides - Motion/Discuss/Review to approve/deny/postpone the Desert Shadow Trail

south Amargosa Trail head on both sides bid by Jaramillo in the amount of \$13,400 pages 118-120

- F. Desert Shadow Trail South of Paseo Verde to Amargosa - Motion/Discuss/Review to approve/deny/postpone the Desert Shadow Trail south of Paseo Verde to Amargosa bid by Jaramillo in the amount of \$16,500 Pages 121-122
- G. Desert Shadow Trail South of Paseo Verde to Amargosa - Motion/Discuss/Review to approve/deny/postpone the Desert Shadow Trail south of Paseo Verde to Amargosa bid by Jaramillo in the amount of \$12,500 Pages 123-124
- H. Paseo Verde from Desert Shadow Trail to Shopping Center - Motion/Discuss/Review to approve/deny/postpone the Paseo Verde from Desert Shadow Trail to Shopping Center bid by Jaramillo in the amount of \$16,900 pages 125-127
- I. Green Valley Ranch entrance on Green Valley Parkway and Wingbrook - Motion/Discuss/Review to approve/deny/postpone the Green Valley Ranch entrance on Green Valley Parkway and Wingbrook bid by Jaramillo in the amount of \$12,400 pages 128-129
- J. Intertex on wall caps and walls - Desert Shadow Trail South of Paseo Verde to Amargosa - Motion/Discuss/Review to approve/deny/postpone repair and replace of the wall caps and walls bid by Intertex in the amount of \$9,070 Pages 130-145
- K. Enclave requesting Assistance - Motion/Discuss/Review to approve/deny/postpone the request from Enclave for assistance page 146
- L. Cottages ARC Application for paint homeowners gates – Motion/Discuss/Review to approve/deny/postpone the Cottages ARC application for painting the homeowner gates(color sample at meeting) page 147
- M. Carriage Lane ARC Application for street signs – Motion/Discuss/Review to approve/deny/postpone the Carriage Lane ARC application for street signs Pages 148-165

XII. INFORMATIONAL/UPDATES

- A. Summerwood Park
- B. City of Henderson Trail Access to Bridge
- C. Phase 2
 - 1. Intertex
 - 2. RSI
 - 3. GB Group

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. November 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 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.