

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
OCTOBER 18, 2018 @ 6:00 PM
TERRA WEST MANAGEMENT SERVICES
11135 S. EASTERN AVE, SUITE 120
HENDERSON, NV 89052

Board Members

Charles Geisendorf	President
Vacant	Vice President
Jocelyn Holzwarth, DCAL	Treasurer
David Sanchez	Secretary
Paul Rowcliffe	Director
Doreen Morgan	Director
Lisa Cobb	Director
Mark Stieneker	Director

Management

Tasha Davila, Supervising Community Manager- Terra West Management Services
Kristina Pullen, Administrative Assistant/ARC Coordinator – 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. Steve Waters and Jacqui Gibson from Kaercher Insurance – Tree Coverage Options

IV. COMMITTEE REPORTS

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

V. LIAISONS REPORTS

- A. Communication
- B. Government
 - 1. BDR List
- C. Landscape

Pgs. 141-142

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 20, 2018

Pgs. 144-147

- B. Acceptance of Financials – August 2018 Pgs. 148-153
 - C. Review of Litigation Disclosure Pgs. 154-158
 - D. Next Meeting – November 15, 2018
 - E. 2017 Pending Reserve Projects Pg. 159
 - F. 2018 Reserve Projects Pg. 160
 - G. Project Priority List Pg. 161
 - H. Management Report Pgs. 162-167
 - I. Landscaping Report Pgs. 168-169
- VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids
- A. Website Design & Maintenance
 - B. 2018 Tax/Audit
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. 2019 Draft Budget - Motion/Discuss/Review to approve/deny/postpone the draft budget. Pgs. 171-174
 - B. Wrought Iron Fencing Repair/Repaint (Phases V & VI) - Clarifications - Motion/Discuss/Review to approve/deny/postpone the wrought iron fencing repair clarifications. Pgs. 175-192
 - C. Intertex Change Order – 215/Valle Verde Car Accident - Motion/Discuss/Review to approve/deny/postpone the change order from Intertex in the amount of \$3,732.96. Pg. 193
- XI. NEW BUSINESS
- A. Kaercher Insurance Proposal - Motion/Discuss/Review to approve/deny/postpone proposal from Kaercher Insurance for additional insurance coverage for trees and renewal for crime and D&O. *Handout*
 - B. Jaramillo Landscape Proposal#09111801KC – Castle Rock Entrance Landscape Upgrades - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for Castle Rock Entrance. Pgs. 195-196
 - C. ParkPro Proposal for Friendship Park– Padding Seal and Repairs - Motion/Discuss/Review to approve/deny/postpone proposal from ParkPro for Friendship Park. *Handout*
- XII. INFORMATIONAL/UPDATES
- A. Asphalt Trails Repair/Seal
 - B. Storm Damage Update
 - C. Coyote/Wildlife
 - D. Playground Safety & Quarterly Reports Pgs. 198-282
 - E. Intersection Corner Maintenance (Non-GVR Owned)
 - F. Newsletter Cost Savings
- XIII. HOMEOWNER LETTERS / REQUESTS - None
- XIV. NEXT MEETING
- A. November 15, 2018
- XV. BOARD MEMBER 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