

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
November 15, 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. Bronson Mack and Crystal Zuelke from SNWA – Xeriscape Marketing Partnership

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

- V. LIAISONS REPORTS
 - A. Communication
 - B. Government
 - 1. BDR List Handout
 - C. Landscape

- 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 – October 18, 2018 Pgs. 107-110

- | | | |
|-------|--|--------------|
| B. | Acceptance of Financials – September 2018 | Pgs. 111-116 |
| C. | Review of Litigation Disclosure | Pgs. 117-121 |
| D. | Next Meeting – January 17, 2019 | |
| E. | 2017 Pending Reserve Projects | Pg. 122 |
| F. | 2018 Reserve Projects | Pg. 123 |
| G. | Project Priority List | Pg. 124 |
| H. | Management Report | Pgs. 125-130 |
| I. | Landscaping Report | Pgs. 131-132 |
| VIII. | OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids | |
| | A. Reserve Study | |
| | B. Strawberry Hill Park Safety Upgrades/Repairs | |
| IX. | FINANCIAL | |
| | A. Treasurers Report | |
| X. | UNFINISHED BUSINESS | |
| | A. Website Design & Maintenance Proposals - Motion/Discuss/Review to approve/deny/postpone proposals from various vendors to design and maintain a website for the Association. | Pgs. 134-139 |
| XI. | NEW BUSINESS | |
| | A. Friendship Park Padding Clean/Seal Proposals - Motion/Discuss/Review to approve/deny/postpone proposals from various vendors to clean and seal the padding at Friendship Park. | |
| | 1) Park Pro - \$7,790.00 | Pgs. 141-142 |
| | 2) Green Living - \$6,560.00 | Pgs. 143-144 |
| | B. Friendship Park Playset Replacement RFP - Motion/Discuss/Review to approve/deny/postpone RFP for playset replacement at Friendship Park. | Pgs. 145-154 |
| | C. Compliance Letter Review - Motion/Discuss/Review to approve/deny/postpone updated compliance letter from Terra West Management Services. | Pgs. 155-159 |
| | D. Management Contract Renewal - Motion/Discuss/Review to approve/deny/postpone contract from Terra West Management Services for Association Management. | Pgs. 160-176 |
| XII. | INFORMATIONAL/UPDATES | |
| | A. Asphalt Trails Repair/Seal | |
| | B. Coyote/Wildlife | |
| | C. Playground Safety | |
| | D. Intersection Corner Maintenance (Non-GVR Owned) | |
| XIII. | HOMEOWNER LETTERS / REQUESTS - None | |
| XIV. | NEXT MEETING | |
| | A. January 17, 2019 | |
| 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

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 greenvallyranch@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.