

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
APRIL 19, 2018 @ 6:00 PM
TERRA WEST MANAGEMENT SERVICES
11135 S. EASTERN AVE, SUITE 120
HENDERSON, NV 89052

Board Members

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

Management

Tasha Davila, Supervising Community Manager- Terra West Management Services
Cheyenne LaRance, ARC Coordinator – Terra West Management Services
Kristina Pullen, Administrative Assistant – 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 - None

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

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.
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| A. Approval of Minutes – March 15, 2018 | Pgs. 97 |
| B. Acceptance of Financials – January 2018 | Pgs. |
| C. Review of Litigation Disclosure | Pgs. 90-104 |
| D. Next Meeting – May 17, 2018 | |
| E. 2017 Pending Reserve Projects | Pgs. 105-107 |
| F. 2018 Reserve Projects | Pg. 108 |
| G. Project Priority List | Pg. 109 |
| H. Management Report | Pgs. 110-115 |
| I. Landscaping Report | |
- VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids - None
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Park Inspections/Maintenance – Motion/Discuss/Review to approve/deny/postpone the park inspections and maintenance.
- B. Intersection Corners not GVR Owned - Motion/Discuss/Review to approve/deny/postpone email from American Nevada Company.
- XI. NEW BUSINESS
- A. 2017 Tax/Audit – Motion/Discuss/Review to approve/deny/postpone the 2017 tax and audit.
Pg. 118-119
- B. Landscaping Proposal#02021804KC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for tam juniper and stump removal along Valle Verde
- C. Landscaping Proposal#02061801KC(R-1) – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for privet and shrub installation for all monument corners and rest stops along Paseo Verde Parkway
- D. Landscaping Proposal#03081801SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for car accident along Valle Verde behind 1861 Desert Forest Way
- E. Landscaping Proposal#03081802SC – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for car accident along Valle Verde behind 254 Canyon Spirit
- F. ARC Solar Verbiage/Tree Setback Verbiage - Motion/Discuss/Review to approve/deny/postpone Solar and Tree Setback verbiage
- XII. INFORMATIONAL/UPDATES
- A. Camelback Park
- B. Phase II Walls
- C. Cozy Hill Park Lighting Project
- D. Quarterly Park Inspection Reports
- XIII. HOMEOWNER LETTERS / REQUESTS –
- A. Request to Install Tree – Common Area near Summit Point Sub
- XIV. NEXT MEETING
- A. March 15, 2018
- 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 greenvaleyranch@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.