

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
MAY 17, 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

1. C.A.P.T.U.R.E. Article

Pg. 88

V. LIAISONS REPORTS

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

Pgs. 89-90

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 – April 19, 2018 Pgs. 92-95
  - B. Acceptance of Financials – February and March 2018 Pgs. 96-107
  - C. Review of Litigation Disclosure Pgs. 108-113
  - D. Next Meeting – June 21, 2018
  - E. 2017 Pending Reserve Projects Pg. 114
  - F. 2018 Reserve Projects Pg. 115
  - G. Project Priority List Pg. 116
  - H. Management Report Pgs. 117-122
  - I. Landscaping Report Pgs. 123-124
- 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. Pgs. 126-133
  - C. Landscaping Proposal#02061801KC(R-2)– 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. Pg. 134
  - D. Strawberry Hill Park Furniture Replacement - Motion/Discuss/Review to approve/deny/postpone bids for replacement of the park furniture.
    - 1. Comparison Worksheet Pgs. 135-143
    - 2. Titan Construction Services - \$16,680.00 Pgs. 144-154
    - 3. Park Pro Playgrounds - \$7,445.73 Pg. 155
    - 4. Green Living Services - \$16,855.00 Pgs. 156-165
    - 5. Creative Play Recreation - \$15,559.36 Pgs. 166-180
- XI. NEW BUSINESS
- A. Coyote Rollers – Motion/Discuss/Review to approve/deny/postpone coyote rollers. Pg. 182
  - B. Asphalt Seal RFP – Motion/Discuss/Review to approve/deny/postpone asphalt seal request for proposal. Pgs. 183-211
  - C. Phase 4 Wall Repair RFP – Motion/Discuss/Review to approve/deny/postpone phase 4 wall repairs request for proposal. Pg. 212-221
  - D. Landscaping Proposal#04191804BK – Motion/Discuss/Review to approve/deny/postpone bid from Jaramillo for rock and plant installation east side of Camelback Park Pg. 222
  - E. Josh Stevens Park Change Orders - Motion/Discuss/Review to approve/deny/postpone bids to complete the playground equipment project.
    - 1. Park Pro Surfacing Revision - \$4,879.00 Pgs. 223-224
    - 2. Intertex Concrete Installation - \$4,862.00 Pgs. 225-228
    - 3. Titan Construction Service - \$8,855.00 Pgs. 229-233
- XII. INFORMATIONAL/UPDATES
- A. Camelback Park
  - B. Phase II Walls
  - C. Cozy Hill Park Lighting Project

- XIII. HOMEOWNER LETTERS / REQUESTS –
  - A. HOA Paperless Options – Various Mailings Pgs. 236-246
  - B. Asphalt Walking Trails - Concerns Pg. 247
  
- XIV. NEXT MEETING
  - A. June 21, 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](http://www.terrawest.com) or via email from [greenvaleyranch@terrawest.com](mailto: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.