

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
JULY 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  
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 - 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

Pgs. 99-100

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 – June 21, 2018 Pgs. 102-106
- B. Acceptance of Financials – May 2018 Pgs. 107-111
- C. Review of Litigation Disclosure Pgs. 112-117

- D. Next Meeting – August 16, 2018
- E. 2017 Pending Reserve Projects Pg. 118
- F. 2018 Reserve Projects Pg. 119
- G. Project Priority List Pg. 120
- H. Management Report Pgs. 121-126
- I. Landscaping Report Pgs. 127-128
  
- VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids
  - A. Holbrook Asphalt Co. – Walking Trails Repair/Seal
  
- IX. FINANCIAL
  - A. Treasurers Report
  
- X. UNFINISHED BUSINESS
  - A. Intersection Corners not GVR Owned - Motion/Discuss/Review to approve/deny/postpone intersection corners not GVR owned.
  - B. Homeowner Authorization for Paperless Options - Motion/Discuss/Review to approve/deny/postpone Email Consent Form provided by Terra West Management Services. Pg. 130
  - C. Association Websites - Motion/Discuss/Review to approve/deny/postpone review of the two (2) association websites. Pgs. 131-132
  - D. Asphalt Walking Trails Repair/Seal Bids - Motion/Discuss/Review to approve/deny/postpone asphalt walking trail repair/seal bids. – Comparison Sheet Pgs. 133-137
    - 1. Affordable Striping & Sealing - \$42,400.00 Pgs. 138-154
    - 2. American Pavement Preservation - \$67,227.23 Pgs. 155-165
    - 3. Holbrook Asphalt Co. – \$XX.XX Sealed Bid
  
- XI. NEW BUSINESS
  - A. R. Schmalz Board of Directors Resignation – Motion/Discuss/Review to approve/deny/postpone resignation from Board of Directors from Mr. Schmalz. Possible Handout
  - B. M. Stieneker ARC Committee Member Acceptance - Motion/Discuss/Review to approve/deny/postpone acceptance of Mr. Stieneker to ARC Committee. Pg. 167
  - C. Process for Filling Vacant Seat on Board of Directors - Motion/Discuss/Review to approve/deny/postpone process to fill vacant seat on Board of Directors.
  
- XII. INFORMATIONAL/UPDATES
  - A. Asphalt Trails Repair/Seal
  - B. Strawberry Park Furniture Replacement
  - C. Windsong Pathway Lighting Project
  - D. Coyote/Wildlife
  - E. Playground Safety
  - F. Quarterly Park Inspections Pgs. 169-246
  
- XIII. HOMEOWNER LETTERS / REQUESTS
  
- XIV. NEXT MEETING
  - A. August 16, 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**