

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
AUGUST 16, 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

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. Rod Beber – Park Pro Playgrounds
- B. Richard Serfas – Lifetime Residences

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. 176-177

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 – July 19, 2018

Pgs. 179-182

B.	Acceptance of Financials – June 2018	Pgs. 183-188
C.	Review of Litigation Disclosure	Pgs. 189-194
D.	Next Meeting – September 20, 2018	
E.	2017 Pending Reserve Projects	Pg. 195
F.	2018 Reserve Projects	Pg. 196
G.	Project Priority List	Pg. 197
H.	Management Report	Pgs. 198-203
I.	Landscaping Report	Pgs. 204-205
VIII.	OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids - None	
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. 207
C.	Association Websites - Motion/Discuss/Review to approve/deny/postpone review of the two (2) association websites.	Pgs. 208-209
D.	Asphalt Walking Trails Repair/Seal Bids - Motion/Discuss/Review to approve/deny/postpone asphalt walking trail repair/seal bids. – Comparison Sheet	Pgs. 210-214
1.	Affordable Striping & Sealing - \$42,400.00	Pgs. 215-231
2.	American Pavement Preservation - \$67,227.23	Pgs. 232-242
3.	Holbrook Asphalt Co. – \$42,809.16	Pgs. 243-244
4.	American Pavement Explanation of Saw Cuts	Pgs. 245-249
E.	R. Schmalz Board of Directors Resignation Acknowledgement – Motion/Discuss/Review to approve/deny/postpone automatic resignation from Board of Directors.	Pg. 250
XI.	NEW BUSINESS	
A.	Newsletter Options - Motion/Discuss/Review to approve/deny/postpone Newsletter Options.	Pgs. 252-259
B.	2019 Draft Budget - Motion/Discuss/Review to approve/deny/postpone 2019 draft budget.	
C.	Storage Unit Rental Agreement - Motion/Discuss/Review to approve/deny/postpone the storage unit rental agreement.	Handout
D.	RTC Request for Presentation - Motion/Discuss/Review to approve/deny/postpone request.	Pg. 268
E.	Board of Directors Vacant Seat - Motion/Discuss/Review to approve/deny/postpone filling the vacant seat on the Board of Directors.	
F.	Jaramillo Landscape Proposals – Tree Stump Removal - Motion/Discuss/Review to approve/deny/postpone proposals from Jaramillo Landscape for various stump removals in the total sum of \$18,156.00 from July 2018 Storm Damage.	
1.	Proposal#07191804SC – Tree Stump Removal – Buckeye Hill Ct. & Valle Verde \$4,506.00	Pg. 269
2.	Proposal#07231801SC – Tree Stump Removal – Palomino South of Paseo Verde \$1,150.00	Pg. 270
3.	Proposal#07231802SC – Tree Stump Removal – Wingbrook by Summit Point \$1,150.00	Pg. 271
4.	Proposal#07231803SC – Tree Stump Removal – Friendship Park (Ash Tree) \$1,150.00	Pg. 272
5.	Proposal#07231805SC(R-1) – Tree Stump Removal – Wingbrook (Ash Tree) \$850.00	Pg. 273
6.	Proposal#07231806SC – Tree Stump Removal – Friendship Park (Plum Tree) \$850.00	Pg. 274
7.	Proposal#07241801SC – Tree Stump Removal – Wingbrook \$1,150.00	Pg. 275
8.	Proposal#07241802SC – Tree Stump Removal – N Paseo Verde by City Pool Cross Walk \$1,550.00	Pg. 276
9.	Proposal#07241803SC – Tree Stump Removal – Horizon Turn About near 228 Chestnut \$1,550.00	Pg. 277
10.	Proposal#07241804SC – Tree Stump Removal – Horizon near 261 Chestnut Ridge \$1,550.00	Pg. 278
11.	Proposal#07241805SC – Tree Stump Removal – Paseo Verde N Side in Front of City Pool \$850.00	Pg. 279
12.	Proposal#07241806SC – Tree Stump Removal – Wingbrook, North Side \$850.00	Pg. 280
13.	Proposal#07261803SC – Tree Stump Removal – South Hills Park \$1,000.00	Pg. 281

- XII. INFORMATIONAL/UPDATES
 - A. Asphalt Trails Repair/Seal
 - B. Strawberry Park Furniture Replacement
 - C. July Storm Damage Update
 - D. Coyote/Wildlife
 - E. Playground Safety

- XIII. HOMEOWNER LETTERS / REQUESTS

- XIV. NEXT MEETING
 - A. September 20, 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

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.