

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
SEPTEMBER 20, 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

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 – August 16, 2018
- B. Acceptance of Financials – June and July 2018

Pgs. 179-182

Pgs. 183-188

C.	Review of Litigation Disclosure	Pgs. 189-194
D.	Next Meeting – October 18, 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.	2019 Draft Budget - Motion/Discuss/Review to approve/deny/postpone the 2019 draft budget.	
XI.	NEW BUSINESS	
A.	Association Website RFP - Motion/Discuss/Review to approve/deny/postpone Request for Proposal for Association Website.	Handout
B.	Reserve Study RFP - Motion/Discuss/Review to approve/deny/postpone Request for Proposal for Reserve Study.	Pg. 268
C.	Wrought Iron Fencing Repairs (Phases 5 & 6) RFP - Motion/Discuss/Review to approve/deny/postpone Request for Proposal for Wrought Iron Fencing Repairs, phases 5 & 6.	
D.	ISG Proposal Vandalism/Theft - Motion/Discuss/Review to approve/deny/postpone proposal from ISG to replace stolen lighting on 2 corners.	
E.	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 \$7,350.00 from July 2018 Storm Damage.	
1.	Proposal#08081801SC – Tree Stump Removal – Wingbrook near Playground	\$850.00 Pg. 269
2.	Proposal#08081802SC – Tree Stump Removal – S. Paseo Verde, Pool Parking Lot #1	\$850.00 Pg. 270
3.	Proposal#08081803SC – Tree Stump Removal – S. Paseo Verde, Pool Parking Lot #2	\$1,150.00 Pg. 271
4.	Proposal#08081804SC – Tree Stump Removal – Palomino Park #1	\$600.00 Pg. 272
5.	Proposal#08081805SC – Tree Stump Removal – Palomino Park #2	\$1,500.00 Pg. 273
6.	Proposal#08081806SC – Tree Stump Removal – Mountain Point I Entry	1,200.00 Pg. 274
7.	Proposal#08081807SC – Tree Stump Removal – Antelope Hill Turnabout	\$1,200.00 Pg. 275
XII.	INFORMATIONAL/UPDATES	
A.	Asphalt Trails Repair/Seal	
B.	Strawberry Park Furniture Replacement	
C.	Storm Damage Update	
D.	Coyote/Wildlife	
E.	Playground Safety	
XIII.	HOMEOWNER LETTERS / REQUESTS	
A.	Various Complaints	
B.	Tree Removal Request	
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](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.