

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
February 21, 2019 @ 6:00 PM
TERRA WEST MANAGEMENT SERVICES
11135 S. EASTERN AVE, SUITE 120
HENDERSON, NV 89052

Board Members

Charles Geisendorf	President
Jocelyn Holzwarth, Adv. DCAL	Vice President
Mark Stieneker	Treasurer
David Sanchez	Secretary
Doreen Morgan	Director
Lisa Cobb	Director
Vacant	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. Board of Directors Liaison Organization

- A. ARC Committee
- B. Safety & Security Committee
- C. Social Committee
- D. Government Relations
- E. Newsletter/Website/Communications
- F. Landscape
- G. Finance

V. COMMITTEE REPORTS

- A. Architectural and Water Use
- B. Safety & Security
- C. Social

VI. LIAISONS REPORTS

- A. Communication
 - 1. Offer Newsletter Electronically
 - 2. New Website Rolled Out

B.	Government	
1.	BDR List	Pgs. 152-155
C.	Landscape	
VII.	MOTION/DISCUSS/REVIEW ON COMMITTEE AND LIAISON BUSINESS	
VIII.	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 – January 17, 2019	Pgs. 157-160
B.	Acceptance of Financials	None
C.	Review of Litigation Disclosure	Pgs. 161-163
D.	Next Meeting – March 21, 2019	
E.	2018 Pending Reserve Projects	Pg. 164
F.	2019 Reserve Projects	Pg. 165
G.	Management Report	Pgs. 166-171
H.	Action List	Pgs. 172-173
I.	Landscaping Report	Pgs. 174-177
IX.	OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids	
X.	FINANCIAL	
A.	Treasurers Report	
XI.	UNFINISHED BUSINESS	
A.	Strawberry Hill Park Playground and Safety Padding Install Proposals - Motion/Discuss/Review to approve/deny/postpone proposals from various vendors to install a new playground and safety padding at Strawberry Hill Park.	
1.	Comparison Sheet	Pgs. 179-186
2.	Park Pro Playgrounds Proposal	Pgs. 187-208
3.	Green Living Services Proposal	Pgs. 209-215
B.	Red Rock Financial Services Contract Addendum - Motion/Discuss/Review to approve/deny/postpone contract addendum from Red Rock Financial Services.	Pgs. 216-221
XII.	NEW BUSINESS	
A.	RSI Proposal#180829 - 4 Staghorn Loose Rear Fence Repairs/Missing Caps - Motion/Discuss/Review to approve/deny/postpone proposal from RSI to repair the fence and replace the missing caps behind 4 Staghorn St.	Pg. 223
B.	Terra West Forms and Mailing - Motion/Discuss/Review to approve/deny/postpone various the mailing of various Terra West forms (Email Consent, Owner Information Form, ACH Form, Autho Form)	Pgs. 224-228
C.	CAI Membership Renewals - Motion/Discuss/Review to approve/deny/postpone CAI Membership Renewals for Community Manager and Board of Directors in the total amount of \$452.00.	Pgs. 229-232
D.	Noah Baker Board of Director Resignation	Discussion/Motion
E.	Board of Directors Vacant Seat	Discussion/Motion
XIII.	INFORMATIONAL/UPDATES	
A.	Coyote/Wildlife	
B.	Playground Safety	
C.	Intersection Corner Maintenance (Non-GVR Owned)	Pgs. 234-242
D.	2018 SNWA Xeriscape Program	Pgs. 243-250
E.	Summerwood Circle Park – Corrections from 2017 Playground Install	Pgs. 251-252
F.	2018 Car Accident Report	Pgs. 253-255
G.	Community Manager Waiver Authorization from Board of Directors	
XIV.	HOMEOWNER LETTERS / REQUESTS	

XV. NEXT MEETING

A. March 21, 2019

XVI. BOARD MEMBER CLOSING COMMENTS

XVII. 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.

XVIII. 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.