

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
March 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. COMMITTEE REPORTS

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

V. LIAISONS REPORTS

- A. Communication
- B. Government
  - 1. BDR List/Proposed Bill Summaries
- C. Landscape

Pgs. 152-155

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 – February 21, 2019
- B. Acceptance of Financials – December 2018 & January 2019

Pgs. 157-160

None

C.	Review of Litigation Disclosure – Updated 2/26/19	Pgs. 161-163
D.	Next Meeting – April 18, 2019	
E.	2018 Pending Reserve Projects	Pg. 164
F.	2019 Reserve Projects	Pg. 165
G.	Management Report	Pgs. 166-171
H.	Landscaping Report	Pgs. 174-177
VIII.	OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids	
IX.	FINANCIAL	
A.	Treasurers Report	
X.	UNFINISHED BUSINESS	
A.	Red Rock Financial Services Contract Addendum - Motion/Discuss/Review to approve/deny/postpone contract addendum from Red Rock Financial Services.	Pgs. 216-221
XI.	NEW BUSINESS	
A.	Newsletter RFP - Motion/Discuss/Review to approve/deny/postpone newsletter RFP	Pgs. 224-228
B.	Pest Control RFP - Motion/Discuss/Review to approve/deny/postpone pest control RFP	Pgs.
C.	Planter Refurbish Proposal - Motion/Discuss/Review to approve/deny/postpone proposal from Bob’s Fix It for cleaning/staining/painting of 86 planters.	Pgs. 229-232
D.	Jaramillo Proposal#02141901SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for Rock removal/Install along GVP.	Pgs.
E.	Jaramillo Proposal#03011902SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree stump removal in Donlon Middle Island.	Pgs.
F.	Jaramillo Proposal#03011903SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal on Wingbrook, east of Wooduck. .	
G.	Jaramillo Proposal#03011905SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal on Wingbrook, west of Crisscross.	
H.	Jaramillo Proposal#03011907SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal in Cozy Hill Park.	
I.	Jaramillo Proposal#03011908SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree surface root repair at Cozy Hill Park.	
J.	Jaramillo Proposal#03061902SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal near Paseo Verde Park.	
K.	Jaramillo Proposal#03061904SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal at Friendship Park.	
L.	Jaramillo Proposal#03111901KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrade for Benji Median.	
M.	Jaramillo Proposal#03111902KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for Cozy Hill landscape upgrades, west of Carnegie.	
N.	Jaramillo Proposal#05301801SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for to repair car accident damage along PVP and Palomino Village.	
O.	Jaramillo Proposal#12071801SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape to repair car accident damage along PVP & Rabbits Foot.	
XII.	INFORMATIONAL/UPDATES	
A.	Coyote/Wildlife	
B.	Playground Safety	
C.	Intersection Corner Maintenance (Non-GVR Owned)	Pgs. 234-242

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

A. March 21, 2019

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 [greenvalleyranch@terrawest.com](mailto:greenvalleyranch@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.