

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
April 18, 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, DCAL	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
Katherine Matheson, Co-Founder and Chief Executive Officer

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. Byron Goetting with Geo Reserves

1. Presenting first draft Reserve Study to Board of Directors.
2. Major Items: Rock Replacement/Irrigation/Landscaping/Perimeter Walls

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. 64-69

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.

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|-------|---|--------------|
| A. | Approval of Minutes – March 21, 2019 | Pgs. 71-74 |
| B. | Acceptance of Financials – February 2019 | Pgs. 75-80 |
| C. | Review of Litigation Disclosure – Updated 2/26/19 | Pgs. 81-83 |
| D. | Next Meeting – May 16, 2019 | |
| E. | 2018 Pending Reserve Projects | Pg. 84 |
| F. | 2019 Reserve Projects | Pg. 85 |
| G. | Management Report | Pgs. 86-91 |
| H. | Landscaping Report | Pgs. 92-94 |
| VIII. | OPEN SEALED BIDS – Motion/Discuss/Review to approve management to open sealed bids | |
| | 1. Newsletter Bids. | |
| | 2. Pest Control 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. 96-101 |
| XI. | NEW BUSINESS | |
| | A. Wall Cap Replacement – Mystic Bay Entrance - Motion/Discuss/Review to approve/deny/postpone proposals for wall cap replacement at Mystic Bay entrance. | |
| | 1. RSI Builders - \$764.00 | Pgs. 103-104 |
| | 2. Intertex LV - \$1,378.00 | Pgs. 105-109 |
| | B. Pony Wall Cap Replacement – Strawberry Hill Park - Motion/Discuss/Review to approve/deny/postpone proposals for pony wall cap replacement at Strawberry Hill Park. | |
| | 1. RSI Builders - \$5,566.00 | Pg. 110 |
| | 2. Intertex LC - \$2,589.00 | Pgs. 111-115 |
| | C. Collection Policy Update –Debt Write Off - Motion/Discuss/Review to approve/deny/postpone the updated collection policy presented by association attorney’s office. | Pg. 116 |
| | D. Jaramillo Proposal#04041904KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrade west side Arroyo Grande. | Pgs. 117-118 |
| | E. Jaramillo Proposal#04081902KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrade between Whirlwind and Valle Verde. | Pgs. 119-120 |
| | F. Jaramillo Proposal#04081903KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for upgrades north side of Paseo Verde - Whirlwind and Arroyo Grande. | Pgs. 121-122 |
| | G. Jaramillo Proposal#04081905KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for Amargosa Trailhead, east side Cozy Hill. | Pgs. 123-124 |
| | H. Jaramillo Proposal#04081906KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for Amargosa Trailhead, west side Cozy Hill. | Pgs. 125.126 |
| | I. Jaramillo Proposal#04081907KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades east side Carnegie at south property line. | Pgs. 127-128 |
| | J. Jaramillo Proposal#04081908KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades west side Carnegie from Amargosa to Cozy Hill. | Pgs. 129-130 |
| | K. Jaramillo Proposal#04081909KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades west side Carnegie at south property line. | Pgs. 131-132 |
| | L. Jaramillo Proposal#04101901SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for rock removal and replacement at Monument Corners. | Pg. 133 |
| | M. Jaramillo Proposal#04101902SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree surface root repair at Friendship Park. | Pg. 134 |
| | N. Jaramillo Proposal#10171801KC(R-1) - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades to Monument Corners. | Pg. 135 |

- O. Jaramillo Proposal#040419011KC(R-1) - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades E. side Carnegie, s. of church to fire lane. Pgs. 136-137
- P. Jaramillo Proposal#040419012KC(R-1) - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for upgrades e. side Carnegie, s. property line to fire lane. Pgs. 138-139
- Q. Jaramillo Proposal#040819010KC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for landscape upgrades west side Carnegie from Cozy Hill to property line. Pgs. 140-141
- R. City of Henderson Construction Permit Request – Motion/Discuss/Review to approve/deny/postpone construction permit provided by the City of Henderson. Pgs. 142-146

XII. INFORMATIONAL/UPDATES

- A. Coyote/Wildlife
- B. Playground Safety/Quarterly Park Inspections Pgs. 148-197
- C. Intersection Corner Maintenance (Non-GVR Owned)
- D. Red Sidewalks @ GVR Intersection of Wingbrook and Green Valley Parkway Pgs. 198-200

XIII. HOMEOWNER LETTERS / REQUESTS

XIV. NEXT MEETING

- A. May 16, 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 or via email from 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.