

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
February 19, 2015
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Phil Brody	President
Jocelyn Holzwarth	Vice President
Rick Schmalz	Treasurer
Lisa de Marigny, DCAL	Secretary
Lisa Ortega	Director
Paul Rowcliffe	Director
David Sanchez	Director

Management

Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM® and
Tasha Carrabotta, Community Manager - 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. COMMITTEE REPORTS

A. Newsletter/Website/Web Portal

B. Landscape

C. Architectural

D. Social

E. Safety & Security

F. Government Relations

1. BDR List

pages 1-2

G. Finance Committee

H. Water Use

I. Management Report

pages 3-9

IV. 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 15, 2015	pages 10-17
B.	Approval of Organizational Minutes – December 11, 2014	pages 18-20
C.	2015 Approved Landscape Proposals Report	page 21
D.	Acceptance of Financials – December 2014	pages 22-143
E.	Review of Litigation Disclosure	pages 144-147
F.	Next Meeting – March 19, 2015	
G.	Annual Calendar	pages 148-149
H.	Priorities/Goals	pages 150
I.	Reserve Expense Report	pages 151-153
J.	2014 Reserve Projects moved to 2015	page 154
K.	2015 Pending Reserve Projects	page 155
L.	2016 Reserve Projects	page 156
V.	FINANCIAL	
A.	Treasurers Report	pages 157-159
VI.	UNFINISHED BUSINESS	
A.	Workshops – Motion/Discuss/Review to schedule workshops for collection policy, management RFP, Meeting Madness and new homeowner orientation (Management) –	
1.	Management RFP	
2.	Meeting Madness	
3.	New Homeowner Orientation	
B.	GIS Mapping- Motion/Discuss/Review to approval of GIS mapping (Board)	page 160
1.	Water & Environment Tech. - \$44,840	pages 161-199
2.	Cortex Globus - \$38,497.68	pages 200-212
3.	Not in the 2015 Budget – when bids are open and if the board decides to continue it is to be paid out of Operating , it may be over budget	
C.	Website and Newsletter RFP - Motion/Discuss/Review to open sealed bids and possible approval for website and newsletter contract (Sandrock)	page 213
D.	Survey of residents – Motion/Discuss/Review to open bids and possible approval for company to do a survey of residents (Schmalz)	page 214
1.	To be paid out of Operating	
E.	Installing a safety component for the drop off at the Cozy Hill Park – Motion/Discuss/Review to open bids and possible approval of installation of a component (Management)	pages 215
1.	Pending new bids	
2.	Park Pro - \$3,830	pages 216-222
3.	Intertex – min \$4,130 with max of \$5,026	pages 223-231
4.	Green Living - \$12,576	pages 232-237
5.	To be paid out of Operating, not budgeted for	
6.	To be added to the next Reserve Study	
F.	Landscape Maintenance bids – Review/Discuss/Motion to approve landscape maintenance contract, schedule a workshop with the landscape committee, interview companies or other for landscape maintenance contract (Landscape Committee)	
1.	Spreadsheet	pages 238-239
2.	Schedule	page 240
3.	Recommendation for Landscape Committee	page 241

- G. Tree Maintenance bids – Review/Discuss/Motion to approve tree contract, maintenance schedule a workshop with the landscape committee, interview companies or other for tree maintenance contract (Landscape Committee)
 - 1. Spreadsheet page 242
 - 2. Schedule page 243
 - 3. Recommendation for Landscape Committee page 244

VII. NEW BUSINESS

- A. Appointment of new member to the Security & Safety Committee – Motion/Discuss/Review to appointment of new member to the security and safety committee (Management) page 245
- B. Renewal of Insurance – Review/Discuss/Motion to approve the renewal of the Liability/Property/Fid/B&M, Umbrella and Directors and Officers pages 246-248
- C. RFP from recommendation from HCI for monument areas on the raised circular planters – Review/Discuss/Motion to approve the RFP per recommendations from HCI (Landscape Committee) pages 249-250
 - 1. All landscape committee members agreed to bid all options out
- D. Architectural and Water Use Committee Charter – Motion/Discuss/Review to approve the Architectural and Water Use Committee Charter (Board) pages 251-252
- E. Bella Vista wall/fence – Review/Discuss/Motion of the ownership of the wall, maintenance of the wall and open sealed bids with the possible approval of repairing the area (Sub Association)
 - 1. Photos pages 253-257
 - 2. Bella Vista’s CC&Rs and maps pages 258-291
- F. Additional funds for HCI – Review/Discuss/Motion to approve funds for the consultant HCI (Ortega) pages 292-293
- G. Wrought Iron Repair and Painting Phase 1 through 3 – Review/Discuss/Motion to approve the RFP for the wrought iron repair and paint for Phase 1 through 3 (Holzwarth) pages 294-299
 - 1. Reserve Item for 2015
- H. Wall Repair and Paint Phase II RFP – Review/Discuss/Motion to approve the RFP for the wall repair and paint phase II (Holzwarth) pages 300-302
 - 1. Reserve Item for 2015
- I. Emergency Corridor Sidewalk from Paseo Verde to Bluebell Point – Review/Discuss/Motion to approve the RFP for the emergency corridor sidewalk from Paseo Verde and Bluebell Point (Schmalz) pages 303-308
 - 1. Not budget for – Operating expense
- J. Enclave pre-approved color scheme – Review/Discuss/Motion to approve that the Enclave pre-approve color scheme is a mandated for all color palettes (Sub Association) page 309
- K. Replacement of two backflow devices – Review/Discuss/Motion to approve the replacement of two backflow devices (Management) pages 310-311
 - 1. Reserve Item
 - 2. 2 need repairs but backflow devices are either from 1997 or 2003
- L. Landscaping and/or Holiday Decoration contest – Review/Discuss/Motion to approve the concept and have social and/or management to come up with the process and award (Social)

VIII. INFORMATIONAL/UPDATES

- A. Asphaltting the trail across from Friendship Park Update
- B. Return Mail

C. Mailboxes – Review the development management has done in regards to surveying the mailboxes and submitting work orders (Schmalz)

1. Mailboxes have been photographed and location documented.
2. Management has submitted over 55 work orders to USPS

IX. HOMEOWNER LETTERS / REQUESTS

X. NEXT MEETING

A. March 19, 2015

XI. BOARD MEMBERS CLOSING COMMENTS

XII. 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.

XIII. 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 kfyler@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.