

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
March 17, 2016
6:00 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

Board Members

Rick Schmalz	President
Jocelyn Holzwarth, DCAL	Vice President
Lisa de Marigny, DCAL	Treasurer
David Sanchez	Secretary
Paul Rowcliffe	Director
Doreen Morgan	Director
Charles Geisendorf	Director

Management

Kristin Fyler, Supervising Community Manager, CMCA®, AMS®, PCAM®,
Tina Brown - 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

A. City of Henderson – Amie Wojtech and Matthew Roybal

IV. COMMITTEE REPORTS

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

V. LIAISONS UPDATES

- A. Communication
- B. Government
- C. Landscape
- D. Management

pages 1-6

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 18, 2016 pages 7-11
 - B. 2015 Approved Landscape Proposals Report pages 12-13
 - C. 2016 Approved Landscape Proposals Report page 14
 - D. Acceptance of Financials –January 2016 pages 15-22
 - E. Review of Litigation Disclosure pages 23-29
 - F. Next Meeting – April 21, 2016
 - G. Annual Calendar – Draft pages 30-31
 - H. Priorities/Goals page 32
 - I. Reserve Expense Report pages 33-36
 - J. 2015 Reserve Projects moved to 2016 page 37
 - K. 2016 Pending Reserve Projects page 38
 - L. 2017 Reserve Projects page 39
- VIII. Open Sealed Bids – Motion/Discuss/Review to approve management to open sealed bids
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Tree Maintenance Contract – Motion/Discuss/Review to approve/deny/motion a vendor for the tree maintenance contract upon renewal (Holzwarth)
Page 40
 - 1. GTI pages 41-61
 - 2. Jaramillo pages 62-86
 - 3. Valley Crest pages 87-101
 - 4. First Choice pages 102-121
 - B. Bella Vista Approval to remove 39 various trees – Motion/Discuss/Review to approve/postpone/deny the request to remove 39 various trees at Bella Vista
Pages 123-131
 - C. Investigate Association Multi-Purpose Building – Motion/Discuss/Review to investigate Association multi-purpose building feasibility and cost
pages 132-135
 - D. City of Henderson Trail Access to Bridge – Motion/Discuss/Review to request the City of Henderson to consider trail system connection pages 1236-138
 - E. Xeriscape Conversion throughout the community – Motion/Discuss/Review to approve/postpone/deny the xeriscape conversion throughout the community
 - 1. List of suggested areas page 139
 - 2. Jaramillo proposal 022616018KC (area 1) – Southside of Paseo Verde East of Valle Verde - \$7,418.00 estimate after SNWA rebate
Pages 140-141
 - 3. Jaramillo proposal 022616017KC (area 2) – Northside of Palomino Village west of Walnut Village - \$4,464 estimate after SNWA rebate
Pages 142-143
 - 4. Jaramillo proposal 02616016KC (area 3a) – Southside of Palomino across from Walnut Village - \$17,082 estimate after SNWA rebate
Pages 144-145
 - 5. Jaramillo proposal 03031604KC (area 3B) – Southside of Palomino Village across from Walnut Village - \$12,254 estimate after SNWA rebate
pages 146-147

6. Jaramillo proposal 022616015KC (area 4) – Eastside of Mountain Ridge - \$6,028 estimate after SNWA rebate pages 148-149
7. Jaramillo proposal 022616014KC (area 5) – Mountain Ridge small turf area - \$1,574 estimate after SNWA rebate pages 150-151
8. Jaramillo proposal 022616013KC (area 6) – Sonic Terrace and Mountain Ridge north and south sides - \$14,084 estimate after SNWA rebate pages 152-153
9. Jaramillo proposal 022616012KC (area 7) – trail head at Mountain Ridge - \$3,236 estimate after SNWA pages 154-155
10. Jaramillo proposal 022616011KC (area 8) – Mountain Ridge and Friendship Park - \$4,012 estimate after SNWA rebate pages 156-157
11. Jaramillo proposal 0226010KC (area 9) – Eastside of Cozy Hill north of Estates fire lane - \$1,432 estimate after SNWA rebate pages 158-159
12. Jaramillo proposal 02261609KC (area 10) – East side of Carnegie south of the Church - \$3,690 estimate after SNWA rebate pages 160-161
13. Jaramillo proposal 02261608KC (area 11) – Eastside of Carnegie at Premiere fire access gate - \$2,696 estimate after SNWA rebate Pages 162-163
14. Jaramillo proposal 02261607KC (area 12) – Southside of Paseo Verde east of Carnegie - \$1,500 estimate after SNWA rebate pages 164-165
15. Jaramillo proposal 02261606KC (area 13) – Woodduck and Wingbrook entry to Enclave- \$4,250 estimate after SNWA rebate pages 166-167
16. Jaramillo proposal 02261605KC (area 14) – Southside of Benji - \$6,320 estimate after SNWA rebate pages 168-169
17. Jaramillo proposal 02261604KC (area 15) – Northside of Benji south side of Police Station - \$1,393 estimate after SNWA rebate Pages 170-171
18. Jaramillo proposal 02261603KC (area 16) – Dakota Station circular island - \$6,850 estimate after SNWA rebate pages 172-173
19. Jaramillo proposal 02261602KC (area 17) – Medians on Paseo Verde east of Green Valley Pkwy - \$10,570 estimate after SNWA rebate Pages 174-175

XI. NEW BUSINESS

- A. Intertex Proposal for wall damage – Motion/Discuss/Review to approve/postpone/deny the proposal from Intertex in amount of \$2,020 for damage wall pages 176-181
- B. City of Henderson Landscape Maintenance - Motion/Discuss/Review to approve/postpone/deny the proposed plan from the COH to install landscaping and irrigation to two medians pages 182-192
- C. Intertex Proposal for wall damage – Motion/Discuss/Review to approve/postpone/deny the proposal from Intertex in amount of \$2,715 for damage wall pages 193-196
- D. Intertex Proposal for wall damage – Motion/Discuss/Review to approve/postpone/deny the proposal from Intertex in amount of \$1,300 for damage wall pages 197-203
- E. Wrought Iron Phase IV - Motion/Discuss/Review to open bids and possible approve/postpone/deny the approval to repair and paint Phase IV of the wrought iron page 204
- F. ARC Application for Summit Point landscape conversion – Motion/Discuss/Review the ARC Application for Summit Point for a landscape conversion pages 205-210

- G. Repair, Replace and/or Paint of Common Areas – Motion/Discuss/Review to approve/postpone/deny the proposal from Intertex
 - 1. Proposal pages 211-216
 - 2. Pictures of Pill Cap Repairs - \$18,355 pages 217-237
 - 3. Pictures of Retaining wall cap and block - \$8,465 pages 238-247
 - 4. Pictures of stucco and trim - \$1,700 pages 248-254
 - 5. Pictures of painting - \$13,110 pages 255-290
 - 6. Traffic Control Map page 291
- H. Remaining Rest Area Lighting Project to LED – Motion/Discuss/Review to approve/postpone/deny the proposal from ISG in the amount of \$12,115
Pages 292-298
- I. Corridor for utilities – Motion/Discuss/Review to get bids to change the corridors for pedestrian pages 299-301
- J. Bella Vista’s ARC Application to re-do courtyards – Motion/Discuss/Review to approve/postpone/deny the Bella Vista’s ARC application for landscape renovation of courtyards pages 302-304
- K. Garage Sale Sign installation and removal – Motion/Discuss/Review to approve/postpone/deny the installation and removal of the garage sale signs by vendor
 - 1. Bob Fix It - \$280 estimate page 305

- XII. INFORMATIONAL/UPDATES
 - A. GIS Mapping
 - B. Camelback Park
 - C. 3 worst parks – Josh Stevens, Bobtail and Summerwood

- XIII. HOMEOWNER LETTERS / REQUESTS
 - A. Coyotes pages 306-310

- XIV. NEXT MEETING
 - A. April 21, 2016

- XV. BOARD MEMBERS 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 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.