

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
January 16, 2020 @ 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
Paul Rowcliffe	Secretary
Lisa Cobb	Director
Brad Miller	Director
Vacant	Director

Management

Tasha Davila, Supervising Community Manager- Terra West Management Services
Ivette Martinez, 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
A. Ken Jackson of Green Living Services – Strawberry Hill Park Playset Installation
- IV. COMMITTEE REPORTS
A. Architectural and Water Use
B. Safety & Security
C. Social
- V. LIAISONS REPORTS
A. Communications
B. Government
C. Landscape
- 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 – November 21, 2019

- B. Acceptance of Financials – October & November 2019
 - C. Review of Litigation Disclosure – Updated 11/13/19
 - D. Next Meeting – February 20, 2020
 - E. List of Reserve Projects
 - F. Management Report
 - G. Landscaping Report
 - H. 2020 Annual Calendar
- VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve opening of sealed bids
- A. Non-GVR Owned Monument Refurbish (4 corners)
- IX. FINANCIAL
- A. Treasurers Report
- X. UNFINISHED BUSINESS
- A. Monument Corner Wall Repair/Paint Proposal Review - Motion/Discuss/Review to approve/deny/postpone monument corner wall bids.
 - B. Wrought Iron Repair/Paint Phases 5 & 6 - Motion/Discuss/Review to approve/deny/postpone wrought iron repairs for phases 5 & 6.
- XI. NEW BUSINESS
- A. Board of Directors Vacant Seat - Motion/Discuss/Review to approve/deny/postpone vacant seat on Board of Directors.
 - B. Board Member Goals - Motion/Discuss/Review to approve/deny/postpone vacant seat on Board of Directors.
 - C. CAI Membership Renewal - Motion/Discuss/Review to approve/deny/postpone CAI membership renewal for the Board of Directors and Community Association Manager.
 - D. Jaramillo Proposal#12181901SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for landscape upgrades at Bella Vista Entrance along Paseo Verde Pkwy.
 - E. Jaramillo Proposal#12101901SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for landscape upgrades to Rest Stop along S. Side of Paseo Verde Pkwy, E. of Desert Shadow Trail.
 - F. Jaramillo Proposal#11201906SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Tree Surface Root Repairs on S. Paseo Verde Pkwy at sidewalk panel 358-360.
 - G. Jaramillo Proposal#11201905SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Tree Surface Root Repairs on S. Paseo Verde Pkwy at sidewalk panel 236-238.
 - H. Jaramillo Proposal#11201904SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Root Barrier Installation along S. Paseo Verde Pkwy.
 - I. Jaramillo Proposal#11201903SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Root Barrier Installation along N. Paseo Verde Pkwy.
 - J. Jaramillo Proposal#11201901SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Root Barrier Installation at Enclave Entry along S. side Woodduck.
- XII. INFORMATIONAL/UPDATES
- A. Playground Safety
 - B. Intersection Corner Maintenance (Non-GVR Owned)
 - C. Strawberry Hill Park Playset/Safety Padding Install Corrections
 - D. Phase 6 Wall Repairs
 - E. 2019 Xeriscape Project
 - F. Phase 4 & 5 Wall Repairs/Paint
- XIII. HOMEOWNER LETTERS / REQUESTS
- A. Pine Tree Concerns in Fire Lane – 2024 Trailside Village
- XIV. NEXT MEETING
- A. February 20, 2020
- 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 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.