

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
February 20, 2020 @ 5:30 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
Ben Sillitoe	Director

**Management**

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
- 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 – January 16, 2020
  - B. Acceptance of Financials – December 2019
  - C. Review of Litigation Disclosure – Updated 11/13/19

- D. Next Meeting – March 19, 2020
  - E. List of Reserve Projects
    - a. Motion/Discuss/Review to approve/deny/postpone moving up Maintenance of Rest Stops from 2022 to 2020
  - F. Management Report
  - G. Landscaping Report
  - H. 2020 Annual Calendar
- VIII. OPEN SEALED BIDS – Motion/Discuss/Review to approve opening of sealed bids
- A. Re-Seal/Repair Safety Padding at Bobtail Circle Park and Camelback Ridge Ave Park
  - B. Wrought Iron Fencing – Repaint Phases 1 & 2
- IX. FINANCIAL
- A. Treasurer’s Report
- X. UNFINISHED BUSINESS
- A. 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.
  - B. 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.
  - C. 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.
- XI. NEW BUSINESS
- A. Insurance Policies Renewal - Motion/Discuss/Review to ratify approval of renewal of Liability, Auto, Property, D&O, Umbrella Insurance Policies
  - B. 2020 CAI Gala Tickets - Motion/Discuss/Review to approve/deny/postpone purchasing tickets to the 2020 CAI Gala
  - C. RSI Proposal #190817 - Motion/Discuss/Review to approve/deny/postpone RSI Proposal for Block Wall Repairs behind 250 Sandrock Pointe Ln.
  - D. Community Website – Motion/Discuss/Review updating Community Website
  - E. Lighting at non-GVR Owned Monuments – Motion/Discuss/Review to approve/deny/postpone updating lighting to match new lighting at non-GVR owned monuments
  - F. Jaramillo Proposal#01292005SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for rock installation along Paseo Verde between 2008 & 2004 Thunder Ridge Cir.
  - G. Jaramillo Proposal#01292006SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Tree Removal & Disposal – SE Corner of paseo Verde & Palomino Village, behind monument wall.
  - H. Jaramillo Proposal#01292004SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Rock Installation – East & west Monument corners of Carnegie & Paseo Verde
  - I. Jaramillo Proposal#01292002SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Tree Removal & Replacement – Center Island Planter Between Paseo Verde & Summerwood Cir. & NE Corner of Whirlwind Terrace
  - J. Jaramillo Proposal#01292003SC - Motion/Discuss/Review to approve/deny/postpone from Jaramillo Landscape for Rock Installation – Crash Gate Leading to Rosegate, East Side of Cozy Hill
- 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. Phases 4 & 5 Wall Repairs/Paint
  - G. Monument Corner Walls & Wrought Iron Centers (Stucco Repairs and Painting – 22 corners)
  - H. Phases 5 & 6 Wrought Iron Repairs
- XIII. HOMEOWNER LETTERS / REQUESTS
- A. Homeowner Complaint regarding Traffic
- XIV. NEXT MEETING
- A. March 19, 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](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.