

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
March 19, 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 – February 20, 2020
  - B. Acceptance of Financials – January 2020

- C. Review of Litigation Disclosure – Updated 2/12/20
  - D. Next Meeting – April 16, 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. Wrought Iron Fencing – Repaint Phase 3
  - B. Play Structure & Safety Padding Replacement – Cozy Hill Circle Park
  - C. Play Structure & Safety Padding Replacement – Wingbrook Avenue Park
  - D. Minor Repairs & Paint at Nine (9) Rest Stops
- IX. FINANCIAL
- A. Treasurer’s Report
- X. UNFINISHED BUSINESS
- A. Lighting at non-GVR Owned Monuments - Motion/Discuss/Review to approve/deny/postpone updating lighting to match new lighting at non-GVR owned monuments
  - B. Re-development of the Henderson Pavilion – Motion/Discuss/Review
  - C. Wrought Iron Phases 1 & 2 Bids – Motion/Discuss/Review to approve/deny/postpone bids for Wrought Iron Paint Phases 1 & 2
    - 1. Comparison Sheet
    - 2. Intertex Companies - \$29,977
    - 3. RSI Builders - \$32,526
- XI. NEW BUSINESS
- A. Jaramillo Proposal#02212001SC - Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for tree removal & Disposal at Paseo Verde Pkwy & Palomino Village Dr.
  - B. Jaramillo Proposal #02262004KC – Motion/Discuss/Review to approve/deny/postpone proposal from Jaramillo Landscape for upgrade at Bluebell Point cul-de-sac
  - C. ISG Lighting Proposal - Motion/Discuss/Review to approve/deny/postpone proposal for replacing vandalized fixtures along Paseo Verde Pkwy
  - D. Potential ARC Guidelines Update - Motion/Discuss/Review to approve/deny/postpone potential update to ARC Guidelines
  - E. Palomino Village Dr. and Mountain Ridge Dr. Intersection Crosswalk – Motion/Discuss/Review
  - F. 2020 Reserve Income – Expense Accounting Process Change – Motion/Discuss/Review
- XII. INFORMATIONAL/UPDATES
- A. Playground Safety
    - 1. Summitt Ridge Park Non-compliant Safety Padding – Motion/Discuss/Review to approve/deny/postpone moving up Re-Seal/Repair of Safety Padding from 2021 to 2020
  - B. Strawberry Hill Park Playset/Safety Padding Install Corrections
  - C. 2019 Xeriscape Project
  - D. Phases 4 & 5 Wall Repairs/Paint
  - E. Monument Corner Walls & Wrought Iron Centers (Stucco Repairs and Painting – 22 corners)
  - F. Phases 5 & 6 Wrought Iron Repairs
  - G. Re-Seal/Repair Safety Padding at Bobtail Circle Park
  - H. Re-Seal/Repair Safety Padding at Camelback Ridge Avenue Park
  - I. 2020 CAI Gala Tickets
  - J. Block Wall Repairs behind 250 Sandrock Pointe Ln.
- XIII. HOMEOWNER LETTERS / REQUESTS
- A. None for this session
- XIV. NEXT MEETING
- A. April 16, 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 [greenvaleyranch@terrawest.com](mailto: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.