

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
September 17, 2020 @ 5:30 PM
Due to COVID-19, this meeting will be held electronically via Zoom

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. LIAISONS REPORTS
 - A. Landscape
 - B. Communications
 1. Community Newsletter - Discuss
- 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 – August 20, 2020
 - B. Acceptance of Financials – August, 2020
 - C. List of Reserve Projects
 - D. Management Report
 - E. Landscaping Report
 - F. 2020 Annual Calendar
- V. FINANCIAL
 - A. Treasurer’s Report
- VI. OPEN SEALED BIDS – Motion/Discuss/Review to approve opening of sealed bids
 - A. None for this session
- VII. UNFINISHED BUSINESS

- A. Re-development of the Henderson Pavilion – Motion/Discuss/Review
 - B. Proposals to Repair/Replace Light Posts – Motion/Discuss/Review to approve/deny/postpone proposals to repair/replace four (4) posts along Amargosa Trail behind Fountain Hills
 - C. Architectural Guidelines Revisions – Motion/Discuss/Review to approve/deny/postpone revisions to ARC Guidelines
- VIII. NEW BUSINESS
- A. 2021 Operating & Reserve Budget Draft –Review 2021 Operating & Reserve Budget Draft
 - B. Worker’s Comp Insurance Policy Renewal – Motion/Discuss/Review to approve/deny/postpone Worker’s Comp Insurance Policy Renewal with CAIS/PMA Insurance Companies
 - C. LandCare Annual Increase – Motion/Discuss/Review to ratify approval of 1.25% Annual Increase on Three-year Contract
- IX. INFORMATIONAL/UPDATES
- A. Upcoming Board of Directors Election
- X. HOMEOWNER LETTERS/REQUESTS
- A. None for this session
- XI. NEXT MEETING – October 15, 2020
- XII. BOARD MEMBER CLOSING COMMENTS
- XIII. 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.
- XIV. 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 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.