

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
AUGUST 21, 2008
6:30 PM
DESERT WILLOW COMMUNITY CENTER
2020 W. HORIZON RIDGE PARKWAY
HENDERSON, NV 89012

ITEM

Board action may be taken on any items placed on the Agenda as per NRS116.

- I. CALL TO ORDER
- II. ESTABLISHMENT OF A QUORUM
- III. OPEN FORUM
We will now have an open call to the owners wishing to address the Board on issues within the jurisdiction of the Association. Your time for comments may be limited by the Board. At the conclusion of the open call to the owners, individual members of the Board may respond to those who have addressed the Board, may ask management to review a matter or may ask that a matter be put on a future agenda. However, members of the Board cannot discuss or take legal action on matters not already on the agenda.
- IV. COMMITTEE REPORTS
 - A. Newsletter
 - B. Landscape Proposals
 - 1. Tabled (none)
 - 2. Proposed
 - a. 07280801SC / Plant Installation
Benji Park – Walkway to Trail Behind
Playground - \$1,710.00 page 1
 - b. 07210803SC / Plant Installation
Benji Park NW Wall Planter - \$2,670.00 page 2
 - c. 07280804SC / Tree Replacement
Coronado Common Area by Trail - \$275.00 page 3
 - d. 07280805SC / Tree Replacement
Mt. Pointe I – Park Area Summerwood &
Moonlight Village - \$275.00 page 4
 - e. 08080801BK / Plant Installation Dakota
Station & Desert Shadow - \$630.00 page 5
 - f. 08080802JS / Xeriscape Conversion South
Side of Paseo Verde Street from Carnegie to
Paseo Verde Park - \$49,054.00 (before SNWA
Rebate) Estimate Net Job Cost \$18,523.00 pages 6-7
 - g. 08080802JS / Xeriscape Conversion Cozy Hill
Park - \$25,480.00 (before SNWA Rebate)
Estimate Net Job Cost \$7,480.00 pages 8-9
 - C. Architectural
 - 1. Canvas Awnings pages 10-12
 - D. Delegate
 - E. Social
 - F. Community Relations
 - 1. Parcel 10
 - 2. Parcel 33

G.	Safety & Security	
H.	Government Relations	
1.	AB396 Legislative Update	pages 13-16
V.	APPROVAL OF MINUTES	
A.	July 17, 2008	pages 17-21
VI.	FINANCIAL REVIEW	
A.	June 2008 (Quarterly)	pages 22-59
VII.	HOMEOWNER LETTERS / REQUESTS (none)	
VIII.	OLD BUSINESS	
A.	Crash Gates – Non-Gated Communities - Status	
B.	Archway Lighting Project – Status	
C.	Elementary School Traffic / Community Neighborhood Meeting – Overview	pages 60-62
IX.	NEW BUSINESS	
A.	Terra West Management Contract Renewal	pages 63-76
B.	Holiday Decorations Resolution	pages 77-79
C.	Political Campaign – Letter of Response	page 80
D.	Board Nomination Form Mailing - Informational	
E.	Security Patrol – Trail	pages 81-82
F.	Members’ Meeting Minutes Resolution - Discussion	pages 83
G.	Parliamentary Procedures Resolution - Discussion	pages 84-85
X.	NEXT MEETING	
	September 18, 2008 – Regular Board Meeting	
XI.	Priority List and Annual Calendar 2008	pages 86-87
XII.	ADJOURNMENT	

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS WILL BE HELD PRIOR TO THIS MEETING

This agenda has been made available to the community membership in accordance with Nevada Revised Statute 116.3108. The agenda includes an open forum in which all members may speak on a topic of their choice. Please note the approved minutes from the previous meetings are available by contacting Terra West Property Management, 11135 S. Eastern, Suite 120, Henderson, NV 89052. There may be a cost involved.