

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
SEPTEMBER 18, 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

1. Advertising Revenue

B. Landscape Proposals

1. Tabled

- a. 08080801JS / 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

2. Proposed

- a. 08210804SC / Landscape Upgrade
Valle Verde south of Thunder Hills by
Cable Box - \$875.00
- b. 08210805SC / Landscape Upgrade
Palomino Village / Summit Ridge
Park Entry - \$1,800.00
- c. 08210801BK / Tree Replacement
Buckeye Court - \$275.00
- d. 08210802BK / Tree Replacement
Entryway to South Hills on
Desert Shadow - \$550.00
- e. 08210803BK / Plant & Tree Replacement
(Due to Car Accident) Valley Verde south
of Thunder Hills - \$1,575.00
- f. 09040801SC / Rock Replacement
Cozy Hill – Part 1- \$9,642.00
- g. 09040802SC / Rock Replacement
Cozy Hill – Part 2 - \$9,481.30
- h. 09040803SC / Rock Replacement
Cozy Hill – Part 3 - \$9,320.60
- i. 09040804SC / Rock Replacement

- Cozy Hill – Part 4 - \$4,499.70
 - j. 09040805SC / Rock Replacement
Cozy Hill – Part 5 - \$13,659.50
 - k. 09040806SC / Rock Replacement
Cozy Hill – Part 6 - \$9,481.30
 - l. 09090901SC / Date Palm Tree Replacement
Palomino Village / Summit Ridge - \$7,400.00
 - m. 08080802JS(R-l) / Xeriscape Conversion
Cozy Hill Park - \$6,025.00 (Before SNWA Rebate)
Estimate Net Job Cost - \$2,275.00.
Additional Options: 1) Concrete Curbing - \$443.00
2) Rock Overlay - \$2,750.00
 - n. 09090803SC / Tree Replacement
On Trail Behind 2100 Moorview - \$275.00
 - o. 09090802SC / Bench and Trash Receptacle
Installation
Bus Shelter Cement Pads along Paseo Verde
 - Option 1 Bench - \$800.00
 - Option 2 Bench - \$1,450.00
 - Trash Receptacle - \$650.00
 - 3. Altezza Landscape Conversion
 - 4. Sub-Association Landscape Maintenance at Entrance
 - C. Architectural
 - D. Delegate
 - E. Social
 - F. Community Relations
 - 1. Parcel 10
 - 2. Parcel 33
 - G. Safety & Security
 - H. Government Relations
- V. APPROVAL OF MINUTES
 - A. August 21, 2008
- VI. FINANCIAL REVIEW
 - A. July 2008
- VII. HOMEOWNER LETTERS / REQUESTS
 - A. Holiday Decorations Resolution
- VIII. OLD BUSINESS
 - A. Archway Lighting Project – Status
 - B. Elementary School Traffic - Status
 - C. Political Campaign – Letter of Response Revised
 - D. Members' Meeting Minutes Resolution
 - E. Parliamentary Procedures Resolution
- IX. NEW BUSINESS
 - A. 2009 Proposed Budget – Adoption
 - B. Bank of Nevada CDARS – FDIC Protection
 - C. Realtor Outreach
 - D. Wall Repair Proposals – Draeger Construction
 - 1. Pony Wall on Donlon Ct. - \$1,350.00

2. Pony Wall behind Carriage Club Arch - \$450.00
3. Block Walls facing Paseo Verde - \$5,148.00
4. Retaining / Pony Wall on Green Valley Pkwy - \$350.00
5. Block Wall facing Desert Shadow Trail - \$780.00
6. Block Wall facing Palomino Village - \$780.00
7. Retaining Wall / Rest Stop #1 - \$975.00
8. Sidewalk Repair within Benji Park - \$1,000.00

- X. NEXT MEETING
October 16, 2008 – Regular Board Meeting
- XI. Priority List and Annual Calendar 2008
- 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.