

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
NOVEMBER 20, 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 Flyer

B. Landscape Proposals

1. 2008 Approved Landscape Proposals Report

2. Removing Trees Article – Informational

3. Proposals

a. 08080801JS(R-2) Option 1 / Xeriscape Conversion

South side of Paseo Verde Street, Phase 3 –

West of Carnegie - \$49,054.00

(Before SNWA Rebate)

Estimate Net Job Cost - \$26,200.00

b. 08080801JS(R-2) Option 2 / Xeriscape Conversion

Partial Grass Removal - \$51,940.00

(Before SNWA Rebate)

Estimate Net Job Cost - \$36,700.00

c. 09300805SC / Palm Tree Transplant

Behind 1828-1832 Stablegate - \$957.00

d. 10090801SC / Holiday Lighting Installation

Revisited - \$12,540.00

e. 09090801SC / Date Palm Replacement

Palomino Village / Summit Ridge - \$7,400.00

f. 10220801SC / Tree Replacement

Entryway to South Hills on Desert Shadow

\$275.00

g. 10220804SC / Tree Replacement

Coronado Common Area by Trail - \$275.00

h. 10280801SC / Rock Replenishment

Fire Lanes on Green Valley Pkwy at

Valle Verde and Cozy Hill - \$1,000.00

i. 11030801BK / Plant Replacement

Summerwind Circle Across from

Main Gate - \$120.00

- 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. October 16, 2008
  - B. November 6, 2008 – Organizational
  
- VI. FINANCIAL REVIEW
  - A. September 2008 (Quarterly)
  
- VII. HOMEOWNER LETTERS / REQUESTS
  - A. 262 Whitewater Village Court – Landscape Maintenance
  - B. 250 Chestnut Ridge Circle – Request to Trim Trees
  - C. 2210 Summerwind Circle – Request to Trim Trees
  
- VIII. OLD BUSINESS
  - A. Archway Lighting Project – Status
  - B. Elementary School Traffic - Status
  - C. Member’s Meeting Minutes Resolution
  - D. Parliamentary Procedures Resolution
  - E. Realtor Outreach – Status
  - F. Sub-Association Landscape Maintenance at Entrance
  - G. Landscape Upgrade Request by Cottages HOA
  
- IX. NEW BUSINESS
  - A. Draeger Construction Wall Repair Proposals
    - 1. Block Walls along Cozy Hill Drive - \$2,625.00
    - 2. Benji Park Gazebo – Repair and Paint - \$2,610.00
    - 3. Monument Installation / Paseo Verde at Inspiration \$7,743.00
    - 4. Crystal Springs / South Hills Park - Wood Trellis, Planter Walls, Stucco Columns Repair and Paint - \$6,000.00
    - 5. Cozy Hill Park Gazebo – Paint - \$1,164.00
    - 6. Block Walls on Valle Verde from Paseo Verde to Drainage Channel – Repair - \$4,548.00
  - B. 2009 Meeting Room Contracts
    - 1. Board - \$4,460.00/Year
    - 2. Delegate - \$1,660/Year
  - C. Facilities Maintenance Repair Proposals
    - 1. Crystal Spring / South Hills Park – Two Slide Replacements - \$3,375.00
    - 2. Cozy Hill Park – Paint Two Benches - \$950.00
    - 3. Cozy Hill Park – Replace Two Steering Wheels - \$200.00

- 4. Cozy Hill Park – Repair Tabletop - \$145.00
- 5. Amargosa Trail – Replace Broken Roof Ridge Tile  
on the S/E corner of the Gazebo - \$215.00
- D. Reserve Study Annual Review
- E. Color Palette Book – Approval Requested
  - 1. Pacific Trace
  - 2. Sentosa
- F. 2009 Homeowner Notification Letter
- G. Architectural Committee Member Appointment
- H. Landscape at Merrill Gardens
- I. End of Year Thank Yous
- J. 2009 Neighborhood Forum Breakfast
  
- X. NEXT MEETING  
January 15, 2008 – Regular Board Meeting
  
- XI. Priority List and Annual Calendar 2008
- XII. Priority List and Annual Calendar 2009 – Draft
  
- XIII. 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.\*\*