

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
July 16, 2009
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. 2009 Approved Landscape Proposals Report
2. Proposals
 - a. 06180901SC / Plant Installation
/ Trail between Palomino Village - \$2,300.00
 - b. 06180902SC / Color Spot Installation
/ Stoneybrook Park - \$1,305.00
 - c. 07010901SC / Plant Installation
/ Stoneybrook Park - \$1,045.00
 - d. 07020901SC / Plant Installation
/ On Desert Shadow Trail - \$1,375.00
 - e. 07020904SC / Park Equipment Installation
Friendship Park - \$945.00

C. Architectural

D. Delegate

1. Delegate ADHOC Committee Findings

E. Social

F. Community Relations

1. Parcel 10
2. Parcel 33

G. Safety & Security

H. Government Relations

V. APPROVAL OF MINUTES

A. June 18, 2009

VI. FINANCIAL REVIEW

A. May 2009

VII. HOMEOWNER LETTERS / REQUESTS

A. Tree Replacements – Trail

- VIII. OLD BUSINESS
 - A. Archway Lighting Project – Status

- IX. NEW BUSINESS
 - A. Terra West Contract Renewal
 - B. Business Advertising Signs
 - C. Wall Repair – Engineers Report
 - D. Wrought Iron Fence Painting
 - E. Assessment and Violation Fine Collection Policy
 - F. Audio Recorder
 - G. Vendor List – Contract Agreements
 - H. Monthly Landscape Maintenance Contract Renewals
 - 1. Common Areas Throughout Property
 - 2. All Parks Throughout Property
 - I. Annual Backflow Testing – Informational
 - J. New \$50 Fee for Foreclosure Mediation Fund – AB 149
 - K. SNWA Restrictive Covenant and Conservation Easement

- X. NEXT MEETING
 - August 20, 2009 – Regular Board Meeting

- XI. Priority List and Annual Calendar 2009

- 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.