

GREEN VALLEY RANCH COMMUNITY ASSOCIATION

Board of Directors Meeting

Regular Agenda

April 15, 2010

6:30 PM

DESERT WILLOW COMMUNITY CENTER

2020 W. HORIZON RIDGE PARKWAY

HENDERSON, NV 89012

Board Members

Mike Forman	President
Lisa de Marigny	Vice President
Ed Sutter	Treasurer
Ron Perkowski	Secretary
Philip Brody	Director
James Crom	Director
Paul Rowcliffe	Director

Management

Robin E. Styles, Supervising Community Manager, CMCA®, AMS®

Sarah Gonzales, Senior Administrative Assistant and Architectural Coordinator

Terra West Property Management

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

II. ESTABLISHMENT OF A QUORUM

III. 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.

IV. COMMITTEE REPORTS

A. Newsletter

1. Advertising Discounts for Public Agencies

B. Landscape Proposals

1. 2010 Approved Landscape Proposals Report

2. Proposals

a. 02011004SC(R-1) / Replace Missing Plants / N of Paseo Verde W of fire lane on Blue Bell Point by school crossing \$1,650.00

C. Architectural

D. Delegate

- E. Social
- F. Community Relations
 - 1. Parcel 33
- G. Safety & Security
- H. Government Relations

- V. APPROVAL OF MINUTES
 - A. March 18, 2010

- VI. FINANCIAL REVIEW
 - A. February 2010

- VII. HOMEOWNER LETTERS / REQUESTS (none)

- VIII. UNFINISHED BUSINESS
 - A. COH – Public Access Easement
 - B. Electronic Communications – Implementation Discussion
 - C. Repair and Paint Fountains, Trash Cans and Light Posts - Status

- IX. NEW BUSINESS
 - A. Draeger Construction
 - 1. Block Wall Repair / Perimeter wall on Windfall Avenue near Tanglewood Drive - \$575.00
 - 2. Cap, Stucco & Paint – Green Valley Pkwy / Carriage Club - \$879.40
 - B. Clarification of Maintenance Responsibilities for Sentosa HOA
 - C. Nevada Illumination Lighting Maintenance Contract Renewal
 - D. Ceramic Tile Repair of Bench
 - 1. Draeger Construction
 - 2. RSI Builders
 - 3. T-Brothers Tile

- X. NEXT MEETING
 - A. May 20, 2010

- XI. Priority List and Annual Calendar 2010

- XII. 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.

- XIII. 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 Property Management, 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 salbert@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.