

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
July 15, 2010  
6:30 PM  
DESERT WILLOW COMMUNITY CENTER  
2020 W. HORIZON RIDGE PARKWAY  
HENDERSON, NV 89012

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**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
  - B. Landscape Proposals
    1. 2010 Approved Landscape Proposals Report
    2. Proposals (none)

- C. Architectural
  - D. Delegate
  - E. Social
    - 1. Pavilion Event Request
  - F. Community Relations
    - 1. Parcel 33
  - G. Safety & Security
  - H. Government Relations
- V. APPROVAL OF MINUTES
- A. June 17, 2010
- VI. FINANCIAL REVIEW
- A. May 2010
  - B. Hilburn & Lein CPA
    - 1. Audit Findings
    - 2. Letter Request
- VII. HOMEOWNER LETTERS / REQUESTS
- A. Pine Tree Removal Request / 233 Camelback Ridge Avenue
  - B. Pet Injury
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
- A. Draeger Construction Client Statement
  - B. MK House Consulting Inc. – Wall Repair Estimates
    - 1. Wood Trellis Repair & Paint / Fountain Hills Park  
- \$1,280.00
    - 2. Gazebo Stucco Repair / Fountain Hills Park - \$175.00
    - 3. Stucco Repairs / South Hills Park Gazebo - \$575.00
    - 4. Block Wall Repair / Facing Desert Shadow Trail - \$275.00
    - 5. Column/Pillar Caps / Crystal Springs Park –  
Option #1 - \$825.00 or Option #2 - \$1,425.00
    - 6. Cap Block Repair / Perimeter Wall at Premiere HOA  
along Paseo Verde – Entrance Repair - \$375.00,  
Exit Repair - \$375.00, Retain Wall Chip Repair - \$1,200.00
    - 7. Block Wall Repair / Facing Desert Shadow Trail - \$595.00
    - 8. Arch Stucco Repair / Regency Hills – Option #1 - \$290.00  
/ Option #2 - \$840.00
    - 9. Block & Column Repair / Valle Verde & Arroyo Grande  
- \$600.00
  - C. Quarterly vs. Monthly Statement Mailings
  - D. Terra West Contract Renewal
  - E. 2011 Budget Preparation
  - F. Annual Backflow Testing – Informational
  - G. Stags Leap – Emergency Chain / Crash Gate  
at entrance on Thunder Ridge
  - H. Process for Phase II, III & IV Wrought Iron Project
  - I. Electronic Mail Communications Committee Charter
  - J. Resolution Regarding Commercial, Recreational and  
Prohibited Vehicles

- X. NEXT MEETING
  - A. August 19, 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](http://www.terrawest.com) or via email from [salbert@terrawest.com](mailto: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.