

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
August 19, 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®, PCAM®
Sarah Gonzales, Provisional Community Manager
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)
 3. Tree Inventory - Discussion

- C. Architectural
- D. Delegate
- E. Social
 - 1. Use of Landscape Buffer along Paseo Verde Pkwy
 - 2. Approval for Revised Signs to be Placed on Green Valley Pkwy
 - 3. Provide GVRCA Logo to Lili Clair for Promotional Materials
- F. Community Relations
 - 1. Parcel 33
- G. Safety & Security
- H. Government Relations

- V. APPROVAL OF MINUTES
 - A. July 15, 2010

- VI. FINANCIAL REVIEW
 - A. June 2010 - Quarterly

- VII. HOMEOWNER LETTERS / REQUESTS (none)

- VIII. UNFINISHED BUSINESS
 - A. Wrought Iron Fence Painting Phase II – Status
 - B. Hilburn & Lein – Audit Response and Letter Request - Status
 - C. Merrill Gardens Property Line and Landscape Maintenance

- IX. NEW BUSINESS
 - A. 2011 Draft Budget Review
 - B. 2011 Budget Timeline
 - C. MK House Consulting
 - 1. Block Wall Repair / Cozy Hill Circle -
Near Citrus Gardens - \$1,075.00
 - 2. Block Wall Repair / Cozy Hill Circle –
Near Mystic Bay - \$800.00
 - 3. Block Wall Repair / On Valle Verde - \$425.00
 - 4. Block Wall Repair / Between Horizon Ridge and
Thunder Hills - \$425.00
 - 5. Stucco Repairs / SW Corner at Green Valley Pkwy &
Paseo Verde - \$275.00 and SW Corner at East Desert
Shadow Trail & Paseo Verde - \$580.00
 - 6. Block Wall Repair / On Valle Verde between
Horizon Ridge & Thunder Hills - \$760.00
 - 7. Planter Wall Cap Repair / Thunder Ridge and
Scarlet Sunset - \$425.00
 - 8. Pillar Cap Repair / 17 Trailside - Stucco Pillar Cap Repair -
\$325.00, Pillar Cap Replacement - \$475.00
 - D. Lili Clair Foundation Mailing
 - E. 2011 Monthly Statement Mailing – Administrative Issues
 - F. Privacy and Confidentiality Statement of Board Members
 - G. Resolution Regarding Commercial, Recreational and
Prohibited Vehicles
 - H. Email Bulletin Distribution – Discussion
 - I. Electronic Mail Communications Committee Charter

- J. Revision of Welcome and Information Booklet
- K. Desert Trail Recreation Association Request for Landscape Change
- L. Review of Terra West Management Contract
- M. Nevada Illumination Repair Estimate – Pole Repair (4)
- N. Nevada Illumination Repair Estimate – Pole Repair (1)
- O. Reserve Study Proposals (under separate cover)
 - 1. Advanced Reserve Solutions, Inc.
 - 2. Complex Solutions LTD
 - 3. Nevada Reserve Studies Inc.
- P. Sentosa HOA – Wall Responsibility
- Q. Wrought Iron Amnesty

- X. NEXT MEETING
 - A. September 16 , 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.