

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
Board of Directors Meeting
Regular Agenda
November 18, 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 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
 - a. 11011001SC / Pet Waste Stations (2) / Trail between Castle Rock & Cottages / \$900.00

- C. Architectural
 - D. Delegate
 - E. Social
 - F. Community Relations
 - 1. Parcel 33
 - G. Safety & Security
 - H. Government Relations
- V. APPROVAL OF MINUTES
- A. October 21, 2010
 - B. Organization Meeting November 4, 2010
- VI. FINANCIAL REVIEW
- A. September 2010 Quarterly
- VII. HOMEOWNER LETTERS / REQUESTS
- VIII. UNFINISHED BUSINESS
- A. Wrought Iron Fence Painting & Repair
 - 1. Design Works Custom Painting
 - 2. Empire Community Painting
 - 3. Spectrum Concept
 - B. Trash Container Resolution
 - C. Assessment and Fines Collection Policy and Enforcement Policy
 - D. Reserve Study
- IX. NEW BUSINESS
- A. Councilwoman Debra March – 7:00 PM
 - B. Mutual of Omaha – 7:30 PM - Pamela Gardner & Chuck Balacy, Representatives and Sabrina DeMarco, Accounting Manager, Terra West
 - C. Community Park Rules and Regulations Resolution
 - D. Resolution Regarding Record Retention
 - E. 2011 Board Meeting Room Contract
 - F. Citrus Gardens HOA Color Palette Book – Approval Requested
 - G. Merrill Gardens Architectural Submittal Request
 - H. Drinking Fountains
 - I. End of Year Thank You Gifts

- X. NEXT MEETING
 - A. January 20, 2011

- XI. Priority List and Annual Calendar 2010
- XII. Priority List and Annual Calendar 2011 – Draft

- XIII. 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.

- XIV. 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.