

GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
Board of Directors Meeting  
Regular Agenda  
November 17, 2011  
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
Paul Rowcliffe	Director
Ellen Spiegel	Director

**Management**

Robin E. Styles, Supervising Community Manager, CMCA®, AMS®, PCAM®  
Billie Smith, Provisional Community Manager and Architectural Coordinator  
Terra West Management Services

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. 2011 Approved Landscape Proposals Report page 1
    - 2. Proposals
      - a. 1107110BK / One Time Cleanup / Thunder Ridge Circle  
\$150.00 pages 2-6

- C. Architectural
- D. Social
- E. Safety & Security
- F. Government Relations
  
- V. APPROVAL OF MINUTES
  - A. October 20, 2011 pages 7-12
  - B. November 3, 2011 – Organizational Meeting Minutes pages 13-14
  
- VI. FINANCIAL REVIEW
  - A. September 2011 Quarterly pages 15-41
  
- VII. HOMEOWNER LETTERS / REQUESTS (none)
  
- VIII. UNFINISHED BUSINESS
  - A. COH Sidewalk Repairs
  - B. Water Fountain Repair Proposals – Status Pending
    - 1. Repair Fountains in Parks
    - 2. Remove Fountains not in Parks
  
- IX. NEW BUSINESS
  - A. Parcel 33 pages 42-48
  - B. Vehicle Accident Wall Damage / 34 Trailside Court pages 49-64
  - C. 2012 Board Meeting Room Contract pages 65-71
  - D. End of Year Thank You Gifts page 72
  - E. Holiday Lighting page 73
  - F. Corner Lighting Concerns pages 74-75
  - G. MK House Consulting / Wall and Sidewalk Repairs
    - 1. Project #4634 / Stucco Repair and Paint / Paseo Verde & Green Valley Pkwy - \$1,190.00 pages 76-83
    - 2. Project #4635 / Concrete Sidewalk Repairs / Canyon Spirit & Mountain Ridge - \$395.00 pages 84-85
    - 3. Project #4636 / Concrete Ramp Repairs / Mountain Ridge – Richmond Terrace - \$330.00 pages 86-88
    - 4. Project #4637 / Concrete Sidewalk Repairs / Mountain Ridge – Friendship Park - \$330.00 pages 89-90
    - 5. Project #3017 / Sidewalk Repairs / Green Valley Parkway Across from Police Station - \$1,005.00 pages 91-95
    - 6. Project #3018 / Sidewalk Repairs / Walking Path at Crisscross & Wingbrook, and Wingbrook & Woodduck - \$1,820.00 pages 96-103
    - 7. Project #4227 / Repair Park Monument Sign / Friendship Park - \$1,962.00 pages 104-116

- X. NEXT MEETING
  - A. January 19, 2012
  
- XI. Priority List and Annual Calendar 2011 pages 117-118
  
- 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 Management Services, 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.