

**VALLEY CREST HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS REGULAR SESSION MEETING
Thursday, September 14, 2017
Terra West Management Services
6628 Skypointe Dr., Ste. 290, Las Vegas, NV 89131
REGULAR SESSION MINUTES**

Board Members

Judy Greenwood	President
Kenneth Scheuber	Vice President
Nachman Kataczinsky	Treasurer
James Westhoff	Director
David Pallas	Secretary

Management

Supervising Community Managers, Rachel Stewart and Elizabeth Maye along with Director of Community Management, Doris Logar from Terra West Management Services were present.

Special Guests

Jake Swinney-Bilmar Landscaping

Call to Order and Establishment of Quorum

A quorum was established with all Board Members in attendance and the Regular Session Meeting was called to order by Manager Stewart at 2:09pm.

Homeowner Comment Period- There were three (3) homeowners present and the following comments were made in regards to the agenda:

- Landscaping Remodeling
- Garage Sale

With no further business, the homeowner's forum was closed.

New Business

- A. Discuss/Approval of Garage Sale:** Since the guest speaker was running late the Board of Directors went out of order of the agenda and determined to discuss the Garage Sale Item first. The garage sale will be held on October 13th thru the 15th from 7am to 3pm, Terra West will put the ads in the RJ and online on Craig's List and garage sale signs will go up on the outside of the community.
- B. Discuss/Approve: Community Wide Landscaping Projects:** Jake Swinney from Bilmar Landscaping along with Vice President Scheuber gave a presentation for each common area landscaping that will be remodeled as trees are becoming overgrown and becoming a nuisance to the community. Each Board Member were given a book with a map of all common areas that correspond with a detailed scope of work for all sections showing what is going to be removed and what is going to be put back in its place or will not be replaced. Refreshing of the rock landscaping will be put down as the current rock landscaping in some places are bare and sparse. Sumacs and Cabot trees are ripping up

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the block walls in places, making messes in homeowners' backyards, these trees will have a red mark on them. Homeowners are no longer watering the common areas and letters will be sent out to the remaining four homeowners reminding them to submit their water invoices for reimbursement. A Proposal was submitted in the amount of \$81,485.00 for Board of Directors to review by Bilmar Landscaping to remove 379 trees and another proposal to 3141 bushes and to replace bushes/trees and install new rock landscape in the amount \$145,934.00. The Board of Directors will review the proposals and will get back via email by the end of September. The Board has requested additional bids for tree removal project as they did receive another tree bid from Affordable Tree to remove in the amount of \$39,700.00 to cut down and grind 379 trees.

Adjournment

President Greenwood motioned to adjourn the meeting to go into the Executive Session and to reconvene after the Executive Session has adjourned. With no further discussion, Vice President Scheuber seconded. The meeting adjourned at 2:34 PM with unanimous consent.

The Meeting Reconvened at 3:33pm after the Executive Session adjourned and the meeting was called to order by President Greenwood and a Quorum was established.

Discuss/Approve: Community Wide Landscaping Projects: Jake Swinney from Bilmar Landscaping along with Vice President Scheuber continued the presentation for each common area landscaping that will be remodeled and mentioned that synthetic turf will be placed down in some areas as well. They answered questions that the other Board of Directors had regarding what will be replaced and a time frame of 9 weeks is being targeted for the entire landscaping remodeling project. The Board of Directors wanted to speak without Jake Swinney from Bilmar Landscaping present and requested that he leave. The Board did want to get additional tree removal and stump grinding bids to compare.

Homeowners Forum

There were no homeowners present and the following comments were made in regards to community items during this Homeowners Forum by the Board of Directors.

-Have the inspector look at all lights at the entrance to see if they are working; board members will send over emails with the locations of out lights for repair.

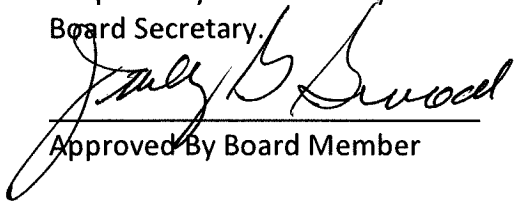
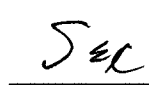
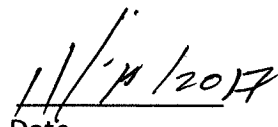
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Adjournment

President Greenwood motioned to adjourn the meeting, with no further discussion, Secretary Pallas seconded. The meeting adjourned at 5:05 PM with unanimous consent.

Respectfully Submitted by Elizabeth Maye, Agent for Terra West Management on behalf of the Board Secretary.

		
Approved By Board Member	Title	Date