

VALLEY CREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Wednesday, November 7, 2018 at 6:00 p.m.
(Following the Annual Meeting)
Terra West Management Services
6628 Sky Pointe Drive, Ste. 290, Las Vegas, NV 89131

In accordance with NRS116.31083 this Agenda shall serve as notice of the Board of Directors meeting for the Association. Owners have the right and opportunity to speak to the Association or Executive Board unless the Executive Board is meeting in Executive Session. No action can be taken on any item not on the Agenda except in the case of an emergency. Each meeting of the Executive Board shall be audio recorded, unless the Executive Board is meeting in Executive Session. Copies of the audio recording, the minutes or a summary of the minutes of the meeting are available upon request by contacting Terra West Management Services. Electronic copies are free. There will be a cost for paper copies and any audio recordings that cannot be provided electronically due to size.

I. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

II. HOMEOWNERS FORUM - This is a period devoted to comments and questions from homeowners regarding agenda items only. No action can be taken under this item unless it is noted on the agenda or if it is an emergency as defined in NRS 116. A three minute time limit is imposed.

III. APPROVAL OF MEETING MINUTES – (Action)

- 1) August 8, 2018 Board of Director Minutes

IV. REVIEW AND ACCEPTANCE OF THE FINANCIAL REPORTS - (Action)

- 1) June through August 2018 Financials

V. UNFINISHED BUSINESS – (Action)

- 1) Open/Review landscape monthly maintenance proposals
- 2) Construction Defect update: Open/Review/Discuss proposals
- 3) Review/Discuss the Gazebo repairs (Cost and timeline)
- 4) Review/Discuss the removal/replacement of dead tree on Parkmoor
- 5) Stop sign update

VI. NEW BUSINESS – (Action)

- 1) Review/Discuss/Approve the 2019 Operating and Reserve Budgets
- 2) End of Year Review of the Associations Collection Policy
- 3) Review/Discuss/Adopt the 2018 Investment Policy
- 4) Open/Review/Discuss the Audit/Tax proposals
- 5) Garage Sale Committee discussion

VII. HOMEOWNERS OPEN FORUM – This forum is devoted to comments and questions from homeowners on general topics. To ensure everyone gets an opportunity to speak, comments are 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. No action can be taken under this item unless it is noted on the agenda or if it is an emergency as defined in NRS 116.

VIII. NEXT SCHEDULED MEETING: February 14, 2019

IX. ADJOURNMENT TO EXECUTIVE (Closed Session)



Terra West Management Services
6655 S. Cimarron Rd., Suite 200
Las Vegas, NV 89113
(702) 856-3855 | (702) 998-6086 fax
www.terrawest.com | valleycrest@terrawest.com