

**VALLEY CREST HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Thursday, August 8, 2019 at 6:00 p.m.**  
**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. SPECIAL GUESTS:** Lonnie Warren with State Farm Insurance to discuss the renewal rate increase
- IV. APPROVAL OF MEETING MINUTES – (Action)**
  - 1) May 9, 2019
- V. REVIEW AND ACCEPTANCE OF THE FINANCIAL REPORTS - (Action)**
  - 1) March through May Financials
- VI. UNFINISHED BUSINESS – (Action)**
  - 1) Review/Discuss the revised 2019 Reserve Study
  - 2) Garage sale participation update
  - 3) Gate motor installation update
  - 4) Smart Water System update
  - 5) Gothic landscape community maintenance discussion
  - 6) Installation of additional doggie stations discussion
  - 7) Construction defect update
- VII. NEW BUSINESS – (Action)**
  - 1) Review/Discuss tree trimming proposals
  - 2) Review/Discuss the Monument lighting replacement proposals
  - 3) Review/Discuss/Approve the November Election Acclamation Resolution
  - 4) Review/Discuss the 2019-2020 Terra West contract renewal
  - 5) Parking pass discussion
- VIII. 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.
- IX. NEXT SCHEDULED MEETING: Thursday, November 14, 2019**
- X. ADJOURNMENT TO EXECUTIVE (Closed Session)**



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