

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
Draft Annual and 2017 Budget Ratification Meeting Minutes
Wednesday, November 16, 2016
1070 Caughlin Crossing, Reno, NV 89519

Directors Present:

Tony Termini, President
Michele Attaway, Vice President
Pat Thorne, Treasurer
Al Dennis, Director
Jan Browne, Director
Mike Haley, Director
Joan Mullen, Director

Others Present:

Lorrie Olson, Community/General Manager Miguel Velasquez
Sandy Wheeler, Assist. Manager/ACC Martin Villa Venegas
Gloria Presta, Administrative Assistant Alejandro Chavez Avila
Randy Lisenby, Landscape & Maintenance Super.
Shawn Oliphant, Association Attorney Luis Martinez Guzman
17 Homeowners Jose Guardado

1. Call to Order and Board Welcome.

Welcome was conducted by Acting President Tony Termini called the meeting to order at 6:34 p.m., a quorum is not required.

2. Member Comments:

There were none at this time.

3. Introductions & Recognition

Board Members - President Termini introduced the current Board Members as follows:

Joan Mullen, Director
Pat Thorne, Treasurer
Al Dennis, Secretary
Michelle Attaway, Vice President
Jan Browne, Director

Committees Member Introductions

Architectural Control Committee (ACC) Members:

Paul Gianoli, Co-Chairperson, Guy Grimsley, Co-Chairperson, Wayne Wiswell, Bob Hayes, and Kelvin Voeller. We have two Architects as advisors: Gail Richie and Lezley Barclay.

Events Committee:

Michele Attaway, Chairperson, Lisa Ericson, Lisa Gorman, Joy Grimsley, Joan Presley and staff members are Lorrie Olson and Gloria Presta and honorary members Mary and Steve Fechner.

Finance & Budget Committee (F&B):

Pat Thorne, Chairperson, Larry Morris, Mike Heffner, Carol Vogel, Susan Welsh and Tony Termini.

Caughlin Rancher

Michele Attaway, Chairperson, Lisa Ericson; member and Publisher, Joan Mullen and GM Olson. GM Olson shared that there is no cost to CRHA for this publication and that it is a valuable communication tool.

Office Staff Introductions

Lorrie Olson, General Manger: President Termini introduced Lorrie as having started at CRHA March of 2012.

Sandy Wheeler; Assistant Manager: GM Olson shared that Sandy is a Provisional Manager and that she joined CRHA in November 2012. She is the manager of record of the River Run Condominium sub-association in Caughlin Ranch, is responsible for Compliance and facilitates Architectural requests.

Gloria Presta; Administrative Assistant: GM Olson shared that Gloria joined us in April 2013 and as a result, Caughlin Ranch has not been the same. She started out as the Receptionist and has moved into the role of Administrative Assistant responsible for payroll and human resources. Her ability to speak Spanish is invaluable allowing her to truly communicate with our permanent and seasonal staff. She assists Randy with some of his administrative duties. She has proved to be invaluable with putting on our events and always willing to pitch-in and assist with any project.

GM Olson complemented her staff with being very fortunate to have such a hard-working and dedicated staff whose goal is to provide exceptional customer service to our homeowners and residents.

Landscape & Maintenance Staff Introductions

Randy Lisenby, Landscape & Maintenance Superintendent: President Termini shared that Randy has been with CRHA for over 22 years.

Randy Introduced his staff as follows:

Miguel Velasquez, Irrigation Crew: He fixes and maintains all the irrigation. He does a good job. He has been a full-time employee for 7 years.

Martin Villa Venegas, 3 Parks: Each day he is responsible for all 3 parks; checking the equipment and cleaning them. He is also responsible for emptying all the trash cans and filling the doggy stations. He has been with CRHA for 13 years.

Alejandro Chavez Avila, Planter crew: He is responsible for all the flowers that are planted twice a year and the Holiday Lights crew. He is a perfectionist when it comes to installing the lights.

Jose Guardado: He does different tasks every day. He has been with CRHA for +22 years and runs all the crews including defensible space and this year he stepped up with CRHA being short staffed.

Luis Martinez Guzman, Irrigation System: Randy advised that Luis is his number one man. He has been with CRHA for over 21 years. Randy calls him any day any time and Luis knows who is doing what and when they will be done and moving to the next task.

Insurance Broker

Glen Gonfiantini, Alpine Insurance: Mr. Gonfiantini shared that he has been a homeowner in CRHA since 1980. He advised that this year has been a challenge for CRHA as well as other HOA's in the State of Nevada when it comes to insurance premiums especially D&O Insurance. He estimated that the

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premium cost will increase by up to \$5600 annually as well as the deductibles could be over \$19,000 per incident. These costs have raised due in part to “Banks” filing law suits against HOAs. The current D&O Insurance company did not renew the D&O policy as they are getting out of the business of providing D&O Insurance. It was necessary to request quotes for this coverage and the result of 22 request to various companies being issued only 3 quotes were received.

Treasurer Thorne asked if carriers are not wanting to do business in Nevada.

GM Olson responded that part of the issue is because of the low populous in Nevada there are not enough insurers to share in the cost of a pay out from a law suit.

Homeowner inquired if the Lawsuits are resolved will the insurance premium decrease.

Mr. Gonfiantini advised that there will be no decrease this year (2017) but it is possible next year however there is no guarantee.

GM Olson advised that the 2-pending law suits that CRHA has been named in are not cases where CRHA has foreclosed on either property.

Homeowner inquired why CRHA is involved in these law suits if CRHA did not foreclose.

Shawn Oliphant attorney for CRHA advised that there is a conflict between the State of Nevada regulations and Federal as it pertains to whether an HOA foreclosure cancels out the first mortgage on a property. State of Nevada says it does but Federal says is does not cancel out the first mortgage.

Shawn Oliphant, Attorney of Record for the Association was recognized by President Termini who thanked him for his professional assistance.

4. Acknowledge Final Draft of November 18, 2015 Annual Election and 2016 Budget Ratification Meeting Minutes.

GM Olson acknowledge the final draft of the November 18, 2015 Annual Election and 2016 Budget Ratification Meeting Minutes.

5. Announce results of 2017 Operating and Reserve Budget Ratification; 6% assessment increase:

GM Olson advised that due to rising cost for wages, increases for insurance premiums and rent for the building as well as cost for materials and supplies it is necessary to raise the assessments. CRHA has been extraordinarily fortunate in that there was no increases for 9 years, other associations have not been as fortunate.

GM Olson advised that since a majority of the homeowners did not attend this meeting to reject the Budget the Budget for 2017 is now considered ratified and approved.

6. Announce results of 2017 Annual Election of Board Members:

GM Olson advised there were three (3) seats up for election. The returning members to the Board will be Jan Browne will serve a 1-year term, and Al Dennis and Pat Thorne will serve a 3-year term through 11/2019. As there were on 3 seats up for election and 3 candidates there was no need for a ballot.

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7. Member Comments:

Homeowner asked about the status of the suggestion to open a Dog Park in CRHA. She suggested the use of utilizing similar signage used for events to facilitate the idea of a dog park and to have a separate meeting to allow members to discuss they idea.

GM Olson advise that there have been 2 articles regarding this in the Rancher and there have been very view responses, she acknowledged that this is not uncommon to have such low responses but that they will be working on various ways to get responses.

8. Adjourn:

Motion: Director Browne moved to adjourn the meeting at 7:00 p.m.; Director Mullen seconded.
Motion carried unanimously.