

**Caughlin Ranch Homeowners Association**  
**CAUGHLIN COTTAGES TOWN HALL**  
**MEETING MINUTES**  
**Thursday, August 17, 2017**  
**1070 Caughlin Crossing, Reno, NV 89519**

**Board Members Present:**

Tony Termini, President      Al Dennis, Secretary/Treasurer      Joan Mullen, Director  
Bob Ryan, Director

**Others Present:**

GM Olson                              10 homeowners

1. **Call to order and establish quorum:** The meeting was called to order by President Termini at 6:03 p.m. A quorum was established with four (4) Board Members present.
2. **a) Open and read aloud sealed bids to paint and repair as-needed the exterior back fences of the thirty-four (34) Caughlin Cottages homes abutting Caughlin Parkway and Caughlin Crossing:** GM Olson advised she solicited bids from 4 licensed painting contractors; 1 declined to bid and 2 bids were received.

i.	STZ Painting & Decorating LLC:	
	Paint work	\$16,920.00 = <b>\$497.65 per fence</b>
	Replace 1 – 4 x 6 pressure treated post	\$ 345.00
	Replace 1 – 2 x 4 Redwood board	\$ 190.00
	Replace 1 Redwood lattice panel	\$ 260.00
ii.	APS Group Inc:	
	Paint work	\$16,942.00 = <b>\$498.29 per fence</b>
	Replace 1 – 4 x 6 pressure treated post	\$ 270.00
	Replace 1 – 2 x 4 Redwood board	\$ 130.00
	Replace 1 – 1 x 6 Redwood picket	\$ 10.00
	Replace 1 Redwood lattice panel	\$ 230.00

GM Olson advised the paint cost is divided evenly between the 34 affected homeowners. The contractor will be given the authority to perform the necessary wood replacements once a representative of CRHA has inspected the failed component and agreed that replacement is necessary.

GM Olson reminded the group that it is not Caughlin Ranch's responsibility to maintain the fences; only to periodically cause the outside of the back fences to be repainted. She encouraged homeowners to replace any failed fence components themselves prior to commencement of any work. The replacements must be like-kind in all respects and in conformance with the established fence standards.

**3. Member Comments:**

A homeowner expressed that she was not pleased with the painting costs; she thought they were much too high.

GM Olson advised she was comfortable with the painting costs since the 2 bids were so close. She said she would have been concerned had there been a significant difference between the 2 bids.

4. **Discuss and review composite/synthetic fence materials:** GM Olson advised there were samples available of a composite material called SimTek. The fence panels come in a stone or wood look finish in 3', 4' and 6' heights. It is the same material being used on the Alum Creek perimeter wall. It has a very long life which requires minimal maintenance and no painting. However, it costs \$82.00 a linear foot to install. It would cost almost \$14,000 to replace one Cottages fence with SimTek material.

There was also a discussion regarding the possibility of using vinyl instead of wood. GM Olson did some on-line research and found the installation cost is approximately \$25.00 to \$35.00 per linear foot to install. It could cost in the range of \$4,500 to \$6,000 to replace one Cottages fence with vinyl material.

If the Cottages homeowners are considering an alternate material, composite or vinyl; any new standard would first need to be approved by the CRHA Architectural Control Committee (ACC). Then a vote of the Cottages owners would be conducted to determine if a majority are in favor of a new fence standard. If a new standard is approved, owners will be required to use the new standard when replacing fences and or major sections of fencing.

2. **b) Select contractor to paint and repair as-needed the exterior back fences of the thirty-four (34) homes abutting Caughlin Parkway and Caughlin Crossing:** GM Olson advised that APS also holds a fencing license and although STZ has the ability to replace fence components as-needed during the painting process, she is concerned the amount of wood replacements will exceed their expertise. There is only a \$22.00 difference in the contract prices and APS has much more favorable wood replacement costs. As a result, GM Olson recommended the Board Members consider approving the APS bid.

Director Mullen added that APS is completing the replacement of the Alum Creek sub-association perimeter wall. She said they are doing a great job and are very diligent; she was very impressed with the quality of their work.

**MOTION: Director Mullen moved to accept the APS Paint and Fence Repair Bids as presented; Secretary/Treasurer Dennis seconded. The motion passed unanimously.**

5. **Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding any association matters.**

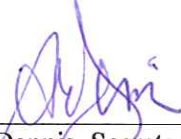
There were a few homeowners who advised they will be conducting independent research into the possibility of presenting an alternate material for consideration. They will keep GM Olson updated on their progress.

6. **Adjourn:**

There being no further discussion, President Termini called for adjournment.

**MOTION: Secretary/Treasurer Dennis moved to adjourn the meeting at 6:33 p.m.; Director Ryan seconded. The motion passed unanimously.**

Approved at a duly noticed Board of Directors Meeting on September 27, 2017.

 9/28/17  
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Al Dennis, Secretary/Treasurer Board of Directors  
Caughlin Ranch Homeowners Association