

**CAUGHLIN RANCH HOMEOWNERS ASSOCIATION**  
**Board of Directors General Business Meeting Minutes**  
**1070 Caughlin Crossing, Reno, NV**  
**Wednesday, July 15, 2020**

**Board Members in attendance via teleconference and/or telephone:**

Al Dennis, President	Michele Attaway, Vice President
Drew Naccarato, Secretary	Allen Black, Treasurer
Mike Chern, Director	Margaret Getz, Director
Michael Ginsburg, Director	

**Others in attendance via teleconference and/or telephone:**

Lorrie Olson, Community/General Manager	Randy Lisenby, L & M Superintendent
Sandy Wheeler, Bookkeeper/Assistant Manager	Shawn Oliphant, Association Attorney
Seth Padovan, Padovan Consulting LLC	11 Homeowners

**1. Call to Order and Determination of Quorum:** President Dennis called the meeting to order at 6:05 p.m. A quorum was established with seven (7) of seven (7) Board Members via teleconference and/or telephone.

**2. Member Comments:**

Homeowner asked what the status of the installation of the new park equipment is.

GM Olson advised that Superintendent Lisenby will be providing an update during his report.

Homeowner from Caughlin Creek neighborhood expressed her concerns as they pertain to item 6.5 the signage as well as several incidents that have occurred since the pandemic started. She asked if she should make comments now or at the time the item is being reviewed by the Board of Directors later in the meeting.

Vice President Attaway recommended for the owner to make her comments at the time item 6.5 is being reviewed. Homeowner acknowledged she would wait until then.

**3. Minutes:**

**3.1 Review & approve May 20, 2020 Board of Directors General Meeting Minutes.**

**Motion: Treasurer Black moved to approve the May 20, 2020 Board of Directors Meeting Minutes as presented; Vice President Attaway seconded. Motion carried unanimously.**

**4. Finances:**

**4.1 Review (un-audited) Financial Reports dated April 30 and May 31, 2020.**

Treasurer Black provide the following report:

- Treasurer Black has been provided a copy of all the bank/investment statements and associated reconciliations along with the supporting financial reports.
- The CD Schedule is included; the CD's maturing in the 3rd quarter of 2020 will not be reinvested at this time due to the paltry rates being offered. The F&B will revisit this decision when the rates begin increasing again.

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- The bank statements are being reconciled and the financial reports reviewed and adjusted as-needed monthly by the GL Accountant and Bookkeeper Wheeler to ensure CRHA is reporting on a true accrual accounting basis
  - The Board Members have been provided copies of the GL Balance Sheet by Fund and the Statement of Revenues and Expenses as of April 30 and May 31, 2020
  - The Association's cash position through May 31st: Operating cash = \$1,492,705  
Reserve cash and CD's: Mountainshyre = \$270,640; Caughlin Creek = \$652,030; CRHA = \$619,820; Grand Total = \$1,542,490
  - CRHA has accrued \$11,660 to-date for the Whispering Canyon/Ridge Hollow reserve contributions based on the preliminary (pre-construction) Reserve Study completed by Browning Reserve group
  - Through May 31st on an accrual basis, Total (Operating) Income was \$945,277; under YTD Budget by \$(3,635). At this time, all reserve transfers are being deposited on a quarterly basis due to our positive cash flow
  - Total (Operating) Expense was \$812,354; under YTD Budget by \$63,981
  - Expense recap: Operating = \$(22,044) over budget due to unbudgeted rock wall consulting fees, \$28,599. Payroll = \$67,413 under budget; R&M = \$9,903 under budget; Utilities = \$8,710 under budget
  - Total (Operating) Excess Revenue / Expense = \$132,923; positive variance of \$60,346
  - Total Reserve Income was \$142,956; over budget by \$11,304 due to the unbudgeted Whispering Canyon/Ridge Hollow reserve transfer accrual, \$11,660
  - Total Reserve Expenses were \$158,314; 2020 Reserve Expense Budget = \$292,766
- The Board is required to review the Association's financial information in accordance with NRS 116.31083. The Association is following paragraph (b) of subsection 2 of NRS 116.3115 and confirms that reserve funds have not been used for daily maintenance.

**Motion: Vice President Attaway moved to accept the un-audited Financial Reports dated April 30 and May 31, 2020 as presented; Director Getz seconded. Motion carried unanimously.**

## **5. Reports & Updates:**

### **5.1 Finance & Budget Committee (F&B); Treasurer Black advised:**

GM Olson advised that F&B Committee Co-Chair Mike Heffner provided a summary of the 2 F&B Meetings since the May Board Meeting.

Treasurer Black advised that the F&B Committee has reviewed the proposals for the wall repair and that a new Reserve Study has been completed. Based on the Reserve Study and the cost to repair the wall, the Board will be discussing the manner in which to pay for the wall repair.

He further advised that after the initial review by the F&B Committee of the 2021 Operating Budget, it is not anticipated that there will be an assessment increase in 2021. In 2022, assessments are anticipated to increase as well as in future years due to increasing landscape labor wages and material costs.

## **5.2 Landscaping, Maintenance:**

Superintendent Lisenby provided the following updates:

Village Green Park Improvement:

- Installation of new playset and ADA compliant ground surface is scheduled to begin the first of August with removal of the existing playset and ground surface.

Miscellaneous Projects Pending:

- Irrigation - weekly check and repairs as needed
- Westpoint path – dirt work has been completed and rock work to be completed in fall
- Eaglesnest slope stabilization project – completed 6/19/2020
- Summer flowers have been planted
- Start pruning shrubs 7/6/2020
- Fertilized has been applied
- Path repair to start in mid to late July

Superintendent Lisenby also advised that there have been several irrigation components that have been vandalized due to all the additional visitors to the Ranch. If you see brown spots it is due to sprinklers being damaged; the crews are working to get repairs made as quickly as possible. He commented that maybe more signs will help get things under control.

GM Olson asked Superintendent Lisenby if he was in favor of more signs. Superintendent Lisenby responded that he is willing to try anything.

GM Olson advised that the slope stabilization project came in under budget by about \$13,000; great job Randy!

Treasurer Black asked what the anticipated completion date was of the park improvements.

Superintendent Lisenby advised the contractor said it will 3-4 weeks; he is waiting for the contractor's schedule and the dates. The CRHA crew will be removing the existing playset to save costs. Hopefully, by mid-September the project will be completed.

## **5.3 Architectural Control Committee (ACC):**

Secretary Naccarato advised there have been 88 projects reviewed from May 1st thru June 30th; 82 approved with conditions, 1 partial approval, and 5 declined. He advised that submittals are increasing.

GM Olson advised that we are continuing to have 2 meetings monthly via teleconference.

## **5.4 Community Events:**

Vice President Attaway comment that several major cities have cancelled events for this fall as well as some into next year.

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The following 2020 Events statuses are noted; some will be on a to be determined (TBD) basis based on restrictions due to Covid-19:

- Concerts in the Village Green Park: Sunday June 28th & all four (4) Sundays in the month of July – Cancelled
- Operation Backpack: May 1st thru August 3rd – Virtual, see additional details below
- Cross Peak Hike: Sept. 12th – Cancelled
- 10th Annual Homeowner Appreciation BBQ at Village Green Park: Sept. 13th – Cancelled
- Fall Bird Walk/Watch; meet at Caughlin Ranch office parking lot: Sept. 19th – Cancelled
- Garage Sales; individual lots: October 2nd, 3rd & 4th - Homeowners may participate at their individual homes, the HOA will not be participating or promoting.
- Oktoberfest (formerly Holiday Wine) at location TBD: October 15th – TBD
- Trick or Treating & Pup Costume Parade at Caughlin Ranch Office: October 29th – TBD
- Angel Tree for Children and Seniors Citizens: November 2nd thru November 30th –may be virtual, see comments below
- 36th Annual Members Meeting & 2021 Budget Ratification Meeting – November 18th – May be held by teleconference, TBD.

Vice President Attaway advised that Volunteers of America will be conducting the Operation Backpack program virtually this year. They are asking for donations and funds which will be used to fulfill whatever needs are necessary based on how schools will be reopening in the fall. Once we have the details, we will add them to the CRHA website and send e-mail blasts.

Vice President Attaway shared that CRHA has participated in the Angel Tree program for about 10 years and recommends that CRHA conduct this program virtually also. She suggested that that the Angels can be distributed to homeowners via e-mail and the gifts could then be dropped off at the office.

### **5.5 Branding / Signage Ad Hoc Committee:**

Vice President Attaway advised that Gregg Stokes has been working on various designs. He has put in about 80 hours creating different sign concepts and logos concepts. They are planning on having a Zoom meeting to present the ideas and should be bringing the ideas to the Board at the September meeting.

### **5.6 Pending Legal Matters & Executive Session Summary:**

Attorney Oliphant following summary:

Legal items reviewed:

- Discussed issues regarding turnover of common areas in the new development
- Workers compensation claim
- Repairs cost for fences and siding for claims
- Common areas turnover in the Eastridge neighborhood
- Dispute with a variance request made to the Board
- Reviewed the Accounts Receivable Aging Report
- Reviewed the Violation Report

The Executive meeting was recessed to reconvene after this meeting is adjourned.

### **5.7 Community Information:**

GM Olson provide the following updates:

- GM Olson requested to the City of Reno consider painting the curb red along Caughlin Parkway outside of the Cottages neighborhood across from the lower 3 ponds, this request was denied.
- GM Olson is currently working with representatives from our current insurance agency and another insurance agency for quotes along with the possibility of realigning the commencement dates of CRHA's existing policies. Hopefully, this will be consistent with the budget preparation and Board Meeting schedule. We are hoping to save money.
- Bookkeeper Wheeler completed the checklist and accumulated the required documents requested for the start of the loan modification process which were all submitted to CIT on July 9th. This should result in a \$12,000 savings over the life of the loan. Only change will be the interest rate.
- When ESI is on site they will conduct a house watch for homeowners who request it. The ESI House Watch Form is available on the CRHA website.
- The Board of Directors have been provided with a Strategic Plan update.

GM Olson asked Superintendent Lisenby about adding additional traffic control poles on the trails to prevent vehicles from accessing the trails. Superintendent Lisenby advised that he is working with Engineer Padovan.

Vice President Attaway asked GM Olson to advise how the office is being handled due to Covid-19.

GM Olson advised that the office doors remain locked, we are answering the door, accepting ACC project applications, assisting residents with needs and requesting anyone needing an in-person meeting to call the office to schedule an appointment.

## **6. New Business:**

### **6.1 Approve new on-site 2020 Reserve Studies (3):**

GM Olson advised that F&B Committee Co-Chair Mike Heffner provided an update in his July 7th F&B Report of the following, "Due primarily to the addition of the Segmental Retaining Wall (SRW); the CRHA reserve fund indicates it is in desperate need of a cash infusion to keep it within the "adequately funded" territory." GM Olson spent a great deal of time reviewing the studies and working with Bob Browning of the Browning Reserve Group on required edits. Co-Chair Mike Heffner commented that this Reserve Study was the best, most reviewed and most scrutinized one that CRHA has completed.

Treasurer Black commented that due to the SRW being included in the new on-site Reserve Study along with updated costs for other components which have increased, the Board will discuss later on in today's meeting funding options to infuse cash into the Caughlin Ranch Reserve Account should the studies be approved.

**Motion: Secretary Naccarato moved to approve new on-site 2020 Reserve Studies (3) as presented; Director Ginsburg seconded. Motion carried unanimously.**

**6.2 Approve Segmental Retaining Wall (SRW) repair proposal (bids opened at May 20th Board Meeting):**

GM Olson advised that both Engineers Joe Shields and Seth Padovan along with the F&B Committee recommended the repairs be completed ASAP by VersaGrade. Their insurance limits and requirements were reviewed by Attorney Oliphant and found to be acceptable. Final proposal increased by \$18,941 without any consideration for traffic control. The final proposal is still less than the other two proposals which were opened and read aloud at the May Board Meeting along with VersaGrade's original proposal.

Engineer Padovan advised there were revisions to the proposal due to material price changes, he verified that the proposal was still in compliance with the original RFP and plans. The contractor provided a schedule; they are planning on starting by the end of July to first of August. He double checked their insurance requirements as did Attorney Oliphant and found them to be adequate.

GM Olson displayed the project schedule for attendees to see.

Director Ginsburg asked for clarification regarding the note, "Without any consideration for traffic control", does this mean that traffic control is in the bid.

Engineer Padovan responded that if they are forced to do a single lane closure, they will require more money for that. The traffic control plan at this time is to route traffic through the Creekridge neighborhood. Cost for single lane closure is est. at \$1,500.00 per day. He spoke to the City who is ok with the detour from 9:00 am to 5:00 pm, if the contractor can get an earlier start time there may be a credit. Single lane closure requires flaggers at each end of the road directing traffic.

**Motion: Treasurer Black moved to approve the Segmental Retaining Wall repair proposal from VersaGrade Inc. as presented; Vice President Attaway seconded. Motion carried unanimously.**

**6.3 Approve 2020 Reserve Assessment:**

GM Olson advised that there was a wall in excess of 30 years old that had never been included in the reserve study. Last year she recommended to the Board to have various CRHA common area walls inventoried and inspected. Engineer Padovan was hired to identify and inspect all the walls. One rockery wall required a repair and it was immediately fixed. When he got to the SRW, he advised that it was beyond his scope to evaluate and recommended Joe Shields of Shields Engineering, inc. Mr. Shields evaluated and found the SRW wall to be good to very good condition and the construction was good to very good. However, it is failing at a few feet from the top of the wall which is leaning outward. They do not know when or how this occurred. CRHA has had CFA monitoring the wall since January. The cost for the repairs were estimated to be between \$200,000 to \$350,000. The estimated cost came in at \$350,000 with contingencies and traffic control considerations.

GM Olson further advised that the wall has been added to the reserve study with the repairs required to be completed in 2020 due to this being a health and safety matter. As a result, it has caused the reserve fund to become underfunded. The reserve fund would not be in the adequately funded category without a serious cash infusion.

The CRHA governing documents give the Board of Directors the ability to assess a reserve assessment that is strictly for the purpose of infusing cash into the reserve fund based on the new reserve study which includes the cost to repair the wall.

Based on the recommendation of the F&B Committee, in accordance with research completed by Attorney Oliphant, and consistent with the final new on-site CRHA Reserve Study, a \$200.00 Reserve Assessment per unit/property owner is being recommended to allow for the reserve fund to be considered adequately funded.

Treasurer Black added that the \$200.00 per unit will generate about \$458,000. This will also help to fund the reserves due to the increasing costs to maintain and replace other components.

Secretary Naccarato commented that wall repair cost includes a contingency for traffic control and unknowns. Treasurer Black advised it includes a 15-20 % contingency amount for the wall repair which was considered prudent based on the scope of the project.

**Motion: Treasurer Black moved to approve 2020 Reserve Assessment of \$200.00 per unit/property owner as presented; Director Getz seconded. Motion carried unanimously.**

President Dennis asked if each homeowner would now be receiving a bill for this fee.

GM Olson advised that Bookkeeper Wheeler and GL Accountant Tim Cleary have worked out the necessary accounting details to process this charge.

Vice President Attaway inquired if a letter of explanation will be included with the billings.

GM Olson advised yes; a letter of explanation will be included.

#### **6.4 Approve Change Order to Retaining Wall Construction Management Agreement:**

GM Olson proposes to engage Engineer Padovan to oversee the wall repairs and associated construction activities.

Engineer Padovan advised that he will be providing oversight on behalf of CRHA for this project.

**Motion: Director Ginsburg moved to approve Change Order to Retaining Wall Construction Management Agreement as presented; Vice President Attaway seconded. Motion carried unanimously.**

#### **6.5 Approve Visitor Protocols, signage and enforcement for trails, parks, and open space:**

Vice President Attaway shared that there has been a large number of visitors to the Ranch this year which has become an issue. We attribute this to Covid-19, but it is also because Reno is growing. We now have visitors who choose to walk and recreate in Caughlin Ranch.

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Vice President Attaway advised that she, GM Olson and Superintendent Lisenby went out a couple of weeks ago to walk the trails to look at existing signs and discuss places for additional signs. Many of the existing signs are being ignored. There was discussion about diverting funds not being used for community events to increase patrol services. The next step would be to meet with ESI Patrol Services to discuss the best ways to keep people on the trails, out of the common areas and to stop the destructive activities. She acknowledged receipt of input and ideas from several Caughlin Creek residents that we would like to discuss with the patrol service and once we determine what our plan is, this will need to be reviewed by the Association's Attorney to make sure we are staying within our legal parameters. We do not want to completely depend on signs.

GM Olson asked that the Board approve installing 3 or 4 signs in the common areas of the Caughlin Creek neighborhood as they requested.

Vice President Attaway agreed but we need to make sure the signs that are installed can be enforced and ESI should be able to advise us.

Treasurer Black commented that GM Olson had spoken with the City of Reno Parks Department who advised they no longer have Park Rangers and neither the Reno P.D. nor Washoe County Sheriff has the manpower to provide officers for enforcement of our community rules.

Vice President Attaway confirmed that she, GM Olson, and Bookkeeper Wheeler had all been on the phones with various county/city representatives who advised that the trails must remain open but to some extent we can control the access to the common areas.

GM Olson advised that once they meet with ESI and a protocol is established, she will see that additional signs are installed.

Secretary Naccarato does not want us to limit or take away any usage rights of our homeowners in the common areas, as long as all users clean up after themselves. We have incurred additional labor time to clean up the common areas.

A homeowner from the Caughlin Creek neighborhood who walks the trails daily asked about motorized vehicles using the trails and noted that there is a lack of signage prohibiting this. She also included that there are is a lack of signs regarding the use of the ponds such as swimming, fishing, and wading and she recommended that such signs should be posted at each pond.

Vice President Attaway stated that they will add this type of sign to the list.

Superintendent Lisenby stated that there were signs and yes more signs can be added.

GM Olson advised that at the request of the CRHA insurance carrier, signs had been added to the ponds. She also stated that the Board will be the ones to make the determination regarding how many and where additional signage will be added.



President Dennis concurred that this meeting is not to determine how many signs we need to add. His recommendation was that a large sign be placed at each main entrance with bullet points outlining what the rules are and that the greenbelts are not public parks.

Treasurer Black stated that we should have an inventory of all signs so that we know what signs we have and where they are posted so we will know if one goes missing.

Vice President Attaway agreed about adding signs and having an inventory, but we also must have a way to enforce the rules on the signs. As the city/county advised, you can have as many signs as we like but there must be a manner in which to enforce what the signs advise or require.

Director Ginsburg added that there are certain signs that are enforceable by NRS such as smoking in parks and the like and we should identify those types.

Vice President Attaway agreed but that the manner of enforcement is calling the police. No one in the office wants to tell a kid to stop fishing in the ponds. We are not in the business of confronting little kids.

Attorney Oliphant made the statement that with the residents CRHA has the governing documents for enforcement but with visitors he stated the solution is to have ESI advise violators of the rules and if they do not stop than a call to the county/city police departments, depending on the location, will need to be completed and we will wait for a response from law enforcement.

President Dennis made the comment that police probably would not respond unless there is blood.

Secretary Naccarato reminded everyone that from a safety standpoint it may be ok to say or remind someone of the rules, but the situation becomes violent you need to back off and leave the situation/area.

**Motion: Treasurer Black motioned to create an committee to look at the signs, inventory the signs, and put together what signs are needed and members of the committee will be Vice President Attaway, GM Olson, Superintendent Lisenby and homeowners Mary Ann Petre, Lisa Richardson, Joe Mastroianni and Katy Douglass; Secretary Naccarato seconded. Motion carried unanimously.**

#### **6.6 Approve Whispering Canyon/RH Final Turnover Inspection:**

GM Olson proposes to engage Engineer Padovan to complete the common area inspections once the reserve study has been received in preparation for the common area turnover for the Board to accept the common areas at a duly noticed General Business Meeting.

President Dennis asked to clarify if this is the turnover inspection due to the wording.

Attorney Oliphant advised that this is the contract for the inspection to be completed.

**Motion: Vice President Attaway moved to approve Whispering Canyon/RH Final Turnover Inspection to be conducted by Padovan Consulting LLC; Treasurer Black seconded. Motion carried with a majority vote.**

**6.7 Approve Revised 2020 Events Calendar:**

Vice President Attaway is soliciting input from the Board Members on what to plan/anticipate for the remainder of the year.

**Motion: Secretary Naccarato moved to approve the Revised 2020 Events Calendar and to adjust as needed due to Covid-19; Treasurer Black seconded. Motion carried with a majority vote.**

**6.8 Approve additional 2020 Patrol Services:**

GM Olson advised that both the Community Activities (Events) and the Patrol Services line items are in the same department in the budget; Operating Expenses. Events will be under funded allowing us the possibility of increasing the patrol services without an impact to the overall budget. In September, she will provide the costs-to-date for Patrol Services and ask the Board to consider allowing for additional services. At this time, she believes that additional services can be provided for the remainder of summer while staying within the 2020 Budget.

President Dennis indicated he would like to have of a couple of half days of patrolling added in hopes of getting control over the activities in the common areas.

**Motion: Secretary Naccarato motioned to table this to the September meeting; Vice President Attaway seconded. Motion carried with majority vote.**

**6.9 Accept resignation and appoint replacement of ACC Member:**

GM Olson advised that Mr. John Currie resigned on May 26th and ACC Alternate Member Mr. Bill Houston has agreed to fill the open seat.

**Motion: Secretary Naccarato motioned to accept John Currie's resignation and appoint Bill Houston to fill the open seat; Treasurer Black seconded. Motion carried unanimously.**

**6.10 Approve final revised CRHA Parcel Map:**

GM Olson advised the final edits were completed and shared the image of the map on the screen for meeting attendees. Attorney Oliphant requested that he be provided with a copy of the map.

**Motion: Vice President Attaway moved to approve the final revised CRHA Parcel Map as presented; Treasurer Black seconded. Motion carried unanimously.**

**6.11 Approve Revised Manager's Delegation of Authority:**

Attorney Oliphant advised the revisions are a result of the Revised Capitalization and Procurement Policy which was approved at the May Board Meeting.

**Motion: Treasurer Black moved to approve the final revised Manager's Delegation of Authority as presented; Director Getz seconded. Motion carried unanimously.**

**6.12 Approve NAS Collection Agreement:**

Attorney Oliphant advised that CRHA has had the same agreement with NAS for a few years.

One of the things that we got into the agreement that NAS does not typically do is the defend and indemnify if NAS is asserted to have violated any laws when they are facilitating the collections. We tried to get in the agreement that they would defend and indemnify CRHA if they violated any of the CC&R's or governing documents, but they refused because they do not know what ours or other HOA documents dictate. They follow the state and federal laws regarding collections. He advised we are very limited in the choices of collection agencies at this time.

GM Olson advised that CRHA has worked with NAS in the past and would like to work with them again.

**Motion: Director Getz moved to approve the final NAS Collection Agreement as presented; Director Ginsburg seconded. Motion carried unanimously.**

**6.13 Approve plan to establish and seek approval of a fence paint color for Mayberry Meadows:**

GM Olson advised that the condition of many of the privacy fences in Mayberry Meadows are deteriorated, discolored and unsightly. Another example where the only fix to the unsightly condition is to paint them. GM Olson proposes to solicit volunteers, via the Rancher Magazine, from the Mayberry Meadows' neighborhoods who may want to assist with the legwork required to identify a standard fence paint color that is found to be acceptable to the neighborhood members as well as to the ACC and Board.

**Motion: Secretary Naccarato moved to approve plan to establish and seek approval of a fence paint color for Mayberry Meadows neighborhood as presented; Treasurer Black seconded. Motion carried unanimously.**

**6.14 Approve plan to solicit bids to prohibit access to Caughlin Pkwy. from Foxcreek Trail:**

GM Olson advised that there is soil erosion on both sides of the landscaped area abutting the stacked stone wall, and in the middle where it is landscaped. School kids have been using this as a short-cut route down to Caughlin Parkway which leads to CRES for many years. She proposes to install a fence or appropriate barrier upon completion of the wall repairs to prohibit access into that area and to the top of the walls.

**Motion: Treasurer Black motioned to approve the plan to solicit bids to prohibit access to Caughlin Pkwy. from Foxcreek Trail by installing fence with gate as presented; Vice President Attaway seconded. Motion carried unanimously.**

**7. Member Comments:**

A homeowner from the Caughlin Creek neighborhood made comments regarding the greenbelt area on the right side of Caughlin Pkwy. which was deeded to Washoe County to serve as a passive park space. She looked up the definition by the City of Reno as a park that primarily serves residents living within walking distance to the facility. Because people are driving to CRHA in droves and causing all sorts of traffic issues, she suggests that the CRHA Attorney communicate with the City and County to review the various issues Caughlin Ranch is experiencing on their city and county roads. We need to enforce the original intentions of the documents and stop people from driving here and causing all the problems in the common areas.

Attorney Oliphant responded that the Association has no right to do any enforcement of City/County (public) roads. We could petition the City/County for more enforcement of the roads; this can be handled by the General Manager. Also, the agreement with Washoe County requires we allow access to all the public areas such as the trails.

GM Olson provided that throughout the greenbelt areas there are 12 miles of walking trail within the Washoe County trail system that must remain open to the public.

President Dennis advised that he has seen communications between GM Olson and the City/County officials and they do not seem to be willing to budge on the access to the trail system.

A homeowner from the Vantage Point neighborhood shared that he and his wife have purchased electric bikes (e-bikes) because they do not want to be senior citizens sitting at home. He has been a member of the RTC Citizens Multimodal Advisory Committee (CMAC) for the past 4 to 5 years. He advised that the CMAC looks primarily to provide transportation for persons with disabilities, and other groups including bicyclists to get around the city. He discovered that the closest pick up in our areas is 4th St. and McCarran Blvd. or Lakeside Dr. and McCarran Blvd. He commented that the CRHA area is a transportation desert. He discussed the FlexRIDE program that allows passengers to request rides at their closest curbside location and to get dropped off at another curbside location within the service area. This is similar to an Uber service. There are vehicles that are equipped with bike racks. This service is currently in Sparks and the North Valleys and will start in the Somersett area soon. He feels that this program could provide a great service here in the Ranch. He would like to be able to get himself and his bike picked up and transported to other areas in the City. He feels that it is time to get some sort of public transportation into this area of the south-west quadrant of McCarran Blvd. CMAC, RTC and local elected officials are working to get this started. His intention is to introduce this idea to the Board and GM who may be able to handle any paperwork and perhaps to provide suggestions for pickup stations within CRHA.

GM Olson advised that a few years back there was an attempt to get public transportation to the Ranch, but she was advised that this area is not in need of public transportation. She did volunteer to speak with elected officials in an attempt to garner some sort of public transportation within Caughlin Ranch.

The homeowner advised that it was not his intention to get the big busses and transport people to the Ranch area, he suggested just the FlexRide pickups which are not on a regular schedule. It will help the Ranch residents to be able to get out and about without them having to drive.

A homeowner from Caughlin Creek neighborhood expressed her objections to allowing e-bikes on the trails. We have so many people on our trails and the e-Bikes should be on the streets.

The homeowner responded that he agrees the e-bikes should not be on the trails. He was referring to riding on the bike lanes that have been painted throughout the City and County.

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President Dennis confirmed that they got the message and stated that they agree no motorized vehicles of any sort should be used on the trails.

**8. Announce Future Meeting Dates & Adjourn:**

*It is unknown at this time if the September Board Meeting will be conducted in person or virtually. We apologize in advance for any inconvenience.*

- Board Agenda Workshop at 4:00 p.m. on Monday, September 21, 2020
- Board of Directors Executive Session at 5:00 p.m. and General Business Meeting at 6:00 p.m. on Wednesday, September 23, 2020

**Motion:** Treasurer Black moved to adjourn the meeting at 7:45 p.m.; President Dennis seconded. Motion carried unanimously.

*Subsequently approved at a duly noticed Board of Directors Meeting on September 23, 2020.*

  
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Drew Naccarato, Secretary Board of Directors  
Caughlin Ranch Homeowners Association