



**Caughlin Ranch Homeowners Association
Board of Directors General Business Meeting Agenda
6:00 p.m. Wednesday, January 27, 2021
Virtual via GoToMeeting**

- 1. Call to order and establish quorum**
- 2. Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding items on this agenda.** Except in the case of an emergency, no action may be taken upon a matter raised under this item of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken. The Board has the authority to limit the time for individual comments. A time limit of two (2) minutes per member has been allotted. No member can give away his or her allotted time to expand another member's time. In consideration of other members who may wish to present comments and/or concerns, please avoid repetition.
- 3. Minutes:**
 - 3.1 Review & approve December 2, 2020 Board of Directors Organizational and General Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated October 31 and November 30, 2020 *
- 5. Reports & Updates:**
 - 5.1 Finance & Budget Committee (F&B); **Treasurer Bremer**
 - 5.2 Landscaping and Maintenance; **L&M Superintendent Lisenby**
 - 5.3 Architectural Control Committee (ACC); **Secretary Naccarato**
 - 5.4 Community Events; **Vice President Attaway**
 - 5.5 Branding / Signage Ad Hoc Committee; **Vice President Attaway**
 - 5.6 Pending Legal Matters & Executive Session Summary; **Attorney Oliphant**
 - 5.7 Community Information; **GM Olson**
- 6. Old Business:**
 - 6.1 Ratify repairs to Mountainshyre gates *
- 7. New Business:**
 - 7.1 Accept Whispering Canyon 2020 Full On-site Reserve Study *
 - 7.2 Accept turn-over of Whispering Canyon, streets, sidewalks, curbs and gutters, and electronic gate system *
 - 7.3 Approve 2021 Reserve Study Financial Updates; CRHA, Caughlin Creek and Mountainshyre *
 - 7.4 Approve cost to replace reception area desk and cabinets *
 - 7.5 Approve request from VPHOA to relocate portion of asphalt trail to avoid removing mature trees *
 - 7.6 Consider request from owners to plant additional trees in common area, at their cost, for safety & privacy *
 - 7.7 Approve Earthquake and Flood Insurance Policy Renewal effective May 1, 2021 *
 - 7.8 Approve replacement of photo eyes and reflectors at Mountainshyre gates *
- 8. Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding any association matters.** The Board has the authority to limit the time for individual comments. A time limit of two (2) minutes per member has been allotted. No member can give away his or her allotted time to expand another member's time. In consideration of other members who may wish to present comments and/or concerns, please avoid repetition.
- 9. Announce Future Meeting Dates & Adjourn *: Board Agenda Workshop at 4:00 p.m., Monday, March 22, 2021; Board of Directors Executive Session at 5:00 p.m. and General Business Meeting at 6:00 p.m. on Wednesday, March 24, 2021; virtual via GoToMeeting**

Items identified with an asterisk "" are intended for Board action. NOTICE: NRS 116.31083 provides that each notice of a meeting of the executive board (aka: Board of Directors) must state the time and place of the meeting and include a copy of the agenda for the meeting or the date and location(s) where copies of the*

agenda may be conveniently obtained by the units' owners. General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. You may also call 775-746-1499 to obtain a copy. Agendas are available at least seven (7) calendar days before each scheduled Board Meeting. You are also notified of the rights of a unit's owner to: (a) Have a copy of the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, and, if required or by the executive board upon payment to the association of the cost of providing the copy to the unit's owners or in electronic format at no cost. (b) Speak to the association executive board, unless the executive board is meeting in executive session. (c) A copy of the audio recording of the minutes or a summary of the minutes of the meeting provided to the unit's owner. Any comments made may potentially become a permanent record of the minutes.

CRHA January 2021 Meetings and Workshops

Board Agenda Workshops begin at 4:00 p.m. The purpose of each Agenda Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions are held prior to the Board's General Business Meetings.

Homeowners are welcome to attend Agenda Workshops and the Board's General Business Meetings. Executive Sessions are conducted in private, in accordance with NRS 116, unless a homeowner has requested to meet with the Board or has been invited for the purpose of addressing outstanding assessments and/or unresolved violations, etc.

The following will be conducted virtually via GoToMeeting:

CRHA Board Agenda Workshop

Monday, January 25, 2021 at 4:00 PM to 5:00 PM (Est.)

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/158981845>

You can also dial in using your phone: United States: +1 (872) 240-3412

Access Code: 158-981-845

CRHA Executive Session Workshop - Private

Monday, January 25, 2021 (Immediately following the CRHA Board Agenda Workshop)

CRHA Executive Session Meeting - Private

Wednesday, January 27, 2021 at 5:00 PM to 6:00 PM (Time certain)

CRHA Board General Business Meeting

Wednesday, January 27, 2021 at 6:00 PM to 7:00 PM (Est.)

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/386449197>

You can also dial in using your phone: United States: +1 (571) 317-3122

Access Code: 386-449-197