



**Caughlin Ranch Homeowners Association
Board of Directors General Business Meeting Agenda
6:00PM Wednesday, May 25, 2022**

*Will be conducted virtually via GoToMeeting and In-person at the CRHA Offices
*** Log-in Information is on Page 2 of the Agenda ****

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 March 23, 2022, Board of Directors General Meeting Minutes *

4. Finances:

4.1 Review & accept (un-audited) Financial Reports dated January 31, 2022 (restated), February 28, 2022 and March 31, 2022 *

4.2 Review & approve draft Reserve Study Financial Updates (without site visit) by Browning Reserve *

4.3 Ratify 2021 Tax Return as Prepared by McClintock Accountancy *

4.4 Review & approve Bad Debt Write-offs. *

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 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**

5.7 Community Information; **GM Nunley**

6. Old Business:

6.1 Review & possibly accept common area turnover of Ridge Hollow neighborhood (aka: Whispering Canyon)*

6.2 Review & possibly approve License Agreement for common area adjacent to Lot JT-449 *

6.3 Possible appointment of Consulting Member (architect/residential designer) to ACC *

6.4 Review & possibly approve Eastridge Unit 2 common area deed restriction for Lot ER2-3B *

7. New Business:

7.1 Ratify Proposal from Sierra Gate & Controls for Mountainshyre Gate Repairs *

7.2 Ratify Alpine Insurance Policy Renewal for Earthquake Coverage *

7.3 Review & Possibly Approve Annual Maintenance Agreement for Pump System from Bruce MacKay Pump & Well *

7.4 Review & Possibly Approve Proposal for Caughlin Glen Crossover Repairs as provided by Seth Padovan *

7.5 Review & Possibly Approve Proposals for Trails Maintenance as provided by Seth Padovan *

7.6 Review for Consideration a Request for Proposal for Management Services from Eagles Nest HOA *

7.7 Review for Consideration Request to Permit Construction of Sierra Front Trail on Caughlin Ranch HOA Property

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 (or Recess) *:

- Board Agenda Workshop on Monday, July 25th at 4:00 p.m.; Executive Session Workshop will immediately follow.
- Board of Directors Executive Session on Wednesday, July 27th at 5:00 p.m. and General Business Meeting at 6:00 p.m.

The following details are for joining the meeting virtually via GoToMeeting:

Workshop - Review of May 25, 2022 Board Meeting Agenda to be held on Monday, May 23, 2022, beginning at 4:00PM.

Please join the Workshop from your computer, tablet, or smartphone:

<https://global.gotomeeting.com/join/235350861>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 235-350-861

Board of Directors General Business Meeting
Wednesday, May 25, 2022, beginning at 6:00 PM

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

<https://global.gotomeeting.com/join/275405157>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 275-405-157

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. 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.