

Board of Directors General Business Meeting Agenda - REVISED

6:00PM Wednesday, July 27, 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 May 25, 2022, Board of Directors General Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated April 30, 2022, and May 31, 2022 *
 - 4.2 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**
 - a) Discuss and Consider Request for Non-Sponsor Exhibitor/Vendor Booth at HOA Events
 - 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 Update and Status of Eastridge Area Quit Claim Deeds
 - 6.4 Review & Possibly Approve Proposal for Caughlin Glen Crossover Repairs as provided by Seth Padovan *
 - 6.5 Review & Possibly Approve Proposals for Trails Maintenance as provided by Seth Padovan *
 - 6.6 Review & Consider Request to Permit Construction of Sierra Front Trail on Caughlin Ranch HOA Property*
- 7. New Business:**
 - 7.1 Consider Acceptance of Gail Ritchie's Resignation from ACC *
 - 7.2 Discuss and Consider Continuation of Management Services for Caughlin Creek HOA *
 - 7.3 Discuss and Consider Removal of BBQ Grills and Fire Pit at CRHA Parks *
 - 7.4 Ratify Two (2) Proposals from Sierra Design Concrete for locations at Aspen Creek Rd *
 - 7.5 Discuss and Consider Revision(s) to Village Green Park Rental Agreement *

- 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) *:**
- 2023 Budget Workshop on Monday, August 22nd at 4:00 p.m. (Log-in Information same as Board Workshop)
 - Board Agenda Workshop on Monday, September 26th at 4:00 p.m.; Executive Session Workshop will immediately follow.
 - Board of Directors Executive Session on Wednesday, September 28th at 5:00 p.m. and General Business Meeting at 6:00 p.m.

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

Workshop - Review of July 27, 2022 Board Meeting Agenda to be held on Monday, July 25, 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, July 27, 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.