



Board of Directors General Business Meeting Agenda - REVISED

6:00PM Wednesday, September 28, 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 July 27, 2022, Board of Directors General Meeting Minutes *
4. **Finances:**
 - 4.1 Review & Accept (un-audited) Financial Reports dated June 30, 2022, and July 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**
 - 5.5 Branding / Signage Ad Hoc Committee; **Vice President Attaway**
 - a) Review Schedule for Updating Signage and Other Logo'd Items
 - 5.6 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**
 - 5.7 Community Information; **GM Nunley**
 - a) Provide Board with Follow Up Information in Response to Homeowner Concern re Mountainshyre Gate
6. **Old Business:**
 - 6.1 Review & possibly accept common area turnover of Ridge Hollow neighborhood (aka: Whispering Canyon)*
 - 6.2 Review & possibly approve Easement Agreement for common area adjacent to Lot JT-449 *
 - 6.3 Update and Status of Eastridge Area Quit Claim Deeds
 - 6.4 Review & Consider Request to Permit Construction of Sierra Front Trail on Caughlin Ranch HOA Property*
 - 6.5 Review & Approve Creek Crossing (Caughlin Glen) Design Proposal *
7. **New Business:**
 - 7.1 Review & Approve Eaglesnest HOA Landscape/Snow Removal Services Agreement 01.01.2023 through 12.31.2023 *
 - 7.2 Review & Approve Caughlin Creek HOA Landscape Services Agreement 01.01.2023 through 12.31.2023*
 - 7.3 Review & Approve Promontory Pointe Landscape/Snow Removal Services Agreement 01.01.2023 through 12.31.2023 *

- 7.4 Review & Approve Caughlin Crossing Commercial Center Landscape/Snow Removal Services Agreement January 1, 2023 through December 31, 2023 *
- 7.5 Review & Approve Landscape (General) and Management (Professional) Services Liability Insurance Renewals Effective 10.01.2022 *
- 7.6 Review & Approve Crime, Cyber Liability, Commercial Insurance Package, Umbrella, and Directors & Officers/Employment Practices Insurance Renewals Effective 10.01.2022 *
- 7.7 Review & Approve Employee Health Insurance Policies Effective 12.01.2022 *
- 7.8 Review & Approve Revision to Village Green Park Use and Special Event Permit Application (to update fee schedule)
- 7.9 Review & Approve Revision to ACC Charter (to update Professional Compensation)
- 7.10 Review & Approve Revision to ACS&G's (to update various items)
- 7.11 Review & Approve Revision to Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule (to update various items)
- 7.12 Review & Approve Proposed 2023 Meeting and Other Important Dates Calendar *
- 7.13 Review & Approve Proposed 2023 Community Events Calendar *
- 7.14 Review & Approve Proposed 2023 Architectural Control Committee Schedule *
- 7.15 Review & Approve CPM Agreement for Caughlin Rancher Publication *
- 7.16 Review & Approve Agreement with McClintock Accountancy for 2022 Annual Audit and Tax Prep *
- 7.17 Review & Approve Agreement with Erlach Computer Consulting eff. 10.01.2022
- 7.18 Review & Approve 2023 Annual Operating and Reserve Budgets *
- 7.19 Review & Approve General Manager Performance Review Committee & Procedure
- 7.20 Review & Discuss Homeowner Concern regarding Concrete Swale in Common Area

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) *:

- Thursday, Nov 3rd - Candidate Forum: Meet the Candidates 5:00p.m. (if necessary)
- Monday, Nov 14th - Annual Ballot Deadline 11:00am (if necessary)
Call 2022 Annual Members Meeting to Order at 12:00p.m.; Open/Tally Secret Ballots (if necessary). Recess meeting once ballots are counted.
- Monday, Nov 14th - Board Agenda Workshop at 4:00p.m.
- Monday, Nov 14th - Board of Directors Executive Session at 5:30p.m.
- Wednesday, Nov 16th - Reconvene 2022 Annual Members Meeting/2023 Budget Ratification Meeting at 6:30p.m. at The Elks Lodge (597 Kumle Ln, Reno, NV 89509)
- Board of Directors Organizational Meeting & General Board Meeting will immediately follow the 2022 Annual Member Meeting/2023 Budget Ratification Meeting

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

Workshop - Review of September 28, 2022 Board Meeting Agenda to be held on Monday, September 26, 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, September 28, 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.