

Board of Directors General Business Meeting Agenda

Wednesday, March 22, 2023 @ 6:00p.m.

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 January 25, 2023 Board of Directors General Business Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated December 31, 2022 and January 01, 2023*
 - 4.2 Review & accept 2022 Year-end Financial Audit; Presented by McClintock Accountancy CPA *
 - 4.3 Review & approve Bad Debt write-offs *
- 5. Reports & Updates:**
 - 5.1 Finance & Budget Committee (F&B); **Treasurer Bremer**
 - 5.2 Landscaping & Maintenance Dept.; **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 & Future Agenda Item(s); **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 Easement Agreement for common area adjacent to Lot JT-449 *
 - 6.3 Review & Consider Request to Permit Construction of Sierra Front Trail on Caughlin Ranch HOA Property*
- Confirm date for Community Workshop
 - 6.4 Update on Status of Bridge/Creek Crossing on Alum Creek
 - 6.5 Review & Approve Revision to Village Green Park Use and Special Event Permit Application *
- 7. New Business:**
 - 7.1 Approve \$1.00/door Annual Donation to Community Associations Institute's (CAI) Legislative Action Committee (LAC) *
 - 7.2 Open Proposals, Review & Possibly Select Vendor for 2023 Pavement Maintenance (Caughlin Creek/Deer Creek Trails/Streets & other CRHA Trails)*
 - 7.3 Review and Possibly Approve Proposal from Victory Sheep Co for Wildfire Prevention Services (Defensible Space) - Guest Speaker: Cole Estill, Owner, Victory Sheep Co *
 - 7.4 Ratify L&M Truck Purchase *
 - 7.5 Review and Consider Request from Eaglesnest HOA to Install Locked Gate at Pedestrian Path *
 - 7.6 Open Bids, Review & Possibly Select Vendor for HOA Office, Maint Bldg & Fence Repainting Project *

- 7.7 Review and Possibly Approve Proposal from Sierra Gate and Control to Replace Posts at Mountainshyre Gate*
- 7.8 Review and Consider Request from Caughlin Storage LLC for CRHA to Install Two (2) Gates on CRHA 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 *:

- Board Strategic Planning Session, Thursday, March 30, 2023 at 2:00p.m.
- Board Agenda Workshop on Monday, May 22, 2023 at 4:00 p.m.; Executive Session Workshop will immediately follow.
- Board of Directors Executive Session on Wednesday, May 24, 2023 at 5:00 p.m. and General Business Meeting at 6:00 p.m.

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Workshop - Review of March 22, 2023 Board Meeting Agenda to be held on Monday, March 20, 2023, beginning at 4:00 PM

If joining remotely, please join the Workshop from your computer, tablet, or smartphone:

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

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United States: +1 (646) 749-3122

Access Code: 235-350-861

Board of Directors General Business Meeting

Wednesday, March 22, 2023, 6:00 PM

If joining remotely, please join the meeting from your computer, tablet, or smartphone.

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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. The Agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion.*

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.