

Board of Directors General Business Meeting Agenda

Wednesday, May 24, 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 March 22, 2023 Board of Directors General Business Meeting Minutes *
4. **Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated February 28, 2023 and March 31, 2023*
 - 4.2 Review & approve draft Reserve Study Financial Updates (without site visit) by Browning Reserve *
 - 4.3 Ratify 2022 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 & 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 Strategic Plan Update; **Drew Naccarato**
 - 5.7 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**
 - 5.8 Community Information & Possible Future Agenda Item(s); **GM Nunley**
6. **Old Business:**
 - 6.1 Common Area Turnover of Ridge Hollow neighborhood (aka: Whispering Canyon) – Status
- Possibly Accept Deeds and Approve Bond Release Letter *
 - 6.2 Review & Approve Revised Common Area Encroachment Policy *
 - 6.3 Review & Possibly Approve Easement Agreement for common area adjacent to Lot JT-449 *
 - 6.4 Review & Possibly Approve Easement and other Documents to Permit Construction of Sierra Front Trail Construction on Caughlin Ranch HOA Property*
 - 6.5 Update on Status of Bridge/Creek Crossing on Alum Creek
 - 6.6 Review and Consider Request from Eaglesnest HOA to Install Locked Gate at Pedestrian Path *
 - 6.7 Open Proposals, Review & Possibly Select Vendor for 2023 Pavement Maintenance (Caughlin Creek/Deer Creek Trails/Streets & other CRHA Trails) – Guest Speaker, Seth Padovan, Engineer*
 - 6.8 Review & Possibly Approve Victory Sheep Contract for Wildfire Prevention Services (Defensible Space)*
7. **New Business:**
 - 7.1 Review and Consider Request from Whispering Canyon Homeowner(s) re Assessments *
 - 7.2 Open Bids, Review & Possibly Select Vendor for HOA Office, Maint Bldg & Fence Repainting Project *

- 7.3 Review & Possibly Approve Proposal from Erlach Consulting for New Laptop *
- 7.4 Review & Possibly Approve Proposal from KD Sound for Install of Acoustic Panels in Conference Room *
- 7.5 Review & Possibly Approve Proposal from APS for Maintenance Bldgs/Fencing Repairs *
- 7.6 Review & Possibly Approve CRHA Office Fragrance Policy *
- 7.7 Ratify Earthquake Insurance Policy Renewal from Alpine Insurance *
- 7.8 Ratify Office/Maintenance Bldg Pest Control Annual Services Contract with Summit IPM *
- 7.9 Review & Possibly Approve Alum Creek HOA New Neighborhood Paint Color Schemes *
- 7.10 Discuss & Consider Revision to Rules & Regulations: Flags/Signs/Yard Art

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 Mon., July 24, 2023 at 4:00 p.m.; Exec. Session Workshop will follow.
- Board of Directors Executive Session on Wednesday, July 24, 2023 at 5:00 p.m. and General Business Meeting at 6:00 p.m.
- Budget Review Workshop, Mon., August 21, 2023 at 4:00 p.m. with Board & Finance & Budget Comm

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Workshop - Review of May 24, 2023 Board Meeting Agenda to be held on Monday, May 22, 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>

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 24, 2023, 6:00 PM

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

<https://meet.goto.com/275405157>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 275-405-157

Get the app no and be ready when your first meeting starts: <https://meet.goto.com/install>

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.