

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION

Board of Directors General Business Meeting Minutes Wednesday, March 22, 2023 at 6:00pm

Meeting held in-person at the Caughlin Ranch HOA conference room & virtually via GoToMeeting

Board Members in attendance in-person or via teleconference and/or telephone:

Al Dennis, President	Michele Attaway, Vice President
Drew Naccarato, Secretary	Steve Bremer, Treasurer
Michael Ginsburg, Director	Allen Black, Director

Others in attendance in-person or via teleconference and/or telephone:

Lisa Nunley, General Manager	Randy Lisenby, L & M Superintendent
Sandy Wheeler, Assistant Manager/CAM	Shawn Oliphant, Legal Counsel

Guest Speaker: Cole Estill, Owner, Victory Sheep Co. (for Item 7.3)
Guest Speaker: Kendall Galka, McClintock Accountancy (for Item 4.2)

10 Homeowners In Person; 2 Homeowners Virtual

- 1. Call to order and establish quorum:** President Dennis called the meeting to order at 6:06p.m. A quorum was established with six (6) Board Members present either in person, via teleconference and/or telephone.
- 2. Member Comments.** President Dennis provided the information and guidelines regarding Member Comments to the Homeowners present.
 - GM Nunley informed the Board that a Whispering Canyon homeowner had previously sent a written request for an item to be placed on today's agenda. This was inadvertently overlooked and the homeowner is in attendance this evening. President Dennis agreed that he may address the Board at this juncture.
 - The homeowner relayed some ongoing issues with the Whispering Canyon i.e. vehicle gate operations, related security concerns, etc. His main concern is with the most recent assessment increase. He believes the Whispering Canyon residents should not have to pay this increase until the neighborhood is turned over from the developer to the Association. Further, he believes the Board should "roll back" the increase until the turnover is complete. GM Nunley will provide his letter to the Board for the next Board Meeting.
 - A homeowner, and President of the Eaglesnest HOA, addressed the Board regarding Item 7.5 on the agenda, the request to close the pedestrian path into Eaglesnest. His concerns are that the path leads nowhere, except onto private property. The path does not connect with an established walking trail and walkers get lost within the community. Closing this entrance does not prevent anyone from using all of CRHA. The Eaglesnest HOA is working with Washoe County to close the path north of Eaglesnest. There have been 10 known incursions in the early hours of the morning through the vehicle gates.

Attorney Oliphant asked if the submission documents for Eaglesnest HOA says anything about the paths. Per the Eaglesnest President, research would need to be done to answer that.

VP Attaway asked if the deer use that pathway for ingress/egress. Yes, sometimes.
 - GM Nunley read an email from a homeowner (a copy was provided to each board member) who was unable to attend the meeting. This homeowner urged the Board to vote No on the request from Eaglesnest to close the pedestrian path citing such reasons as doing so would restrict homeowners from access to part of the community and would reduce home values.

- An Eaglesnest homeowner addressed the Board, rebutting the previous owner's email. She also stated the path in question is a short, dead-end path that ends in a cul-de-sac and does not continue or connect to another path.

*At this point in the meeting, the Board agreed to move Item 7.3 up on the agenda to accommodate a guest speaker who was in attendance to address that item.

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

Cole Estill, owner of Victory Sheep Company, was in attendance to present a proposal to Board of Directors to provide defensible space efforts by grazing his sheep and goats. The proposal was provided to the Board in their Board Packet.

President Dennis relayed a question that was posed to him. Will the onsite shepherd be armed and take action taken against any animals/dogs who may attack the herd. While he has heard of this occurring, he has never had it happen with his herd and he does not plan to arm his shepherds. Steps will be taken to educate homeowners via notices and signage about leashing their dogs.

Cole plans to have his sheep and goats graze the hillsides above Caughlin Ranch. The initial areas targeted would be above Eaglesnest HOA and then south/east along the bordering homes.

Approximately 400 head will be onsite for approximately six weeks. Electric fences are utilized to contain the animals; signage will be needed for that as well. Details such as water and location of trailer will need to be worked out. A variety of questions were asked/answered regarding noise mitigation, excrement, fences, fire. Cole assured the Board that all equipment is modern and in good condition.

Cole will develop a contract to be reviewed by staff and counsel and then presented to the Board at their next meeting.

Motion: Director Black moved to approve the proposal from Victory Sheep Co contingent upon the receipt of a formal contract and its review/approval by legal counsel and subsequent approval at the May 24th General Board Meeting. Treasurer Bremer seconded. Motion unanimously carried.

3. Minutes:

3.1 Review & approve January 25, 2023, Board of Directors General Meeting Minutes *

The Board was provided with the draft minutes from the January 25, 2023, Board of Directors General Meeting.

Motion: Treasurer Bremer moved to approve the January 25, 2023 Board of Directors General Meeting Minutes. Director Black seconded. Motion unanimously carried.

4. Finances:

4.1 Review & accept (unaudited) Financial Reports dated (Dec 31, 2022) and Jan 31, 2023

The following report was provided to the Board of Directors which includes bank balances for the operating and reserve accounts:

- 2023 CD Schedule enclosed.
- Treasurer Bremer has been provided a copy of all the bank/investment statements and associated reconciliations along with the supporting financial reports.
- The Board Members have been provided copies of the GL Balance Sheet by Fund and the Statement of Revenues and Expenses as of January 31, 2023.

- The bank statements are being reconciled and the financial reports reviewed and adjusted as-needed monthly by the GL Accountant and Assistant Manager Wheeler to ensure CRHA is reporting on a true accrual accounting basis.
- The Association's cash position through January 31st: Operating cash = \$1,589,468.77.
- Reserve cash and CD's: Mountainshyre = \$300,989; Caughlin Creek/Deer Creek = \$665,220; Whispering Canyon \$34,156, CRHA = \$844,393; Grand Total = \$1,844,758.
- CRHA continues to accrue for the Whispering Canyon reserve contributions.
- Through January 31st on an accrual basis, Total (Operating) Income was \$162,107; over YTD Budget by \$2,695. At this time all reserve transfers are being deposited on a quarterly basis due to positive cash flow.
- Total (Operating) Expense was \$145,406; under YTD Budget by \$6,307.
- Expense recap: Operating = \$28,563 under budget; Payroll = \$78,920 over budget; R&M = \$29,703 under budget; Utilities = \$8,130 under budget.
- Total (Operating) Excess Revenue / Expense = \$16,700 over budget YTD \$9,002.
- Total Reserve Income was \$73,880; over budget by \$1,112.
- Total Reserve Expenses were \$6,719; 2023 Reserve Expense Budget = \$868,092.

The Board is required to review the Association's financial information in accordance with NRS 116.31083. The Association is following paragraph (b) of subsection 2 of NRS 116.3115 and confirms that reserve funds have not been used for daily maintenance.

Motion: Secretary Naccarato moved to accept the un-audited Financial Reports dated January 31, 2023; Director Ginsburg seconded. Motion unanimously carried.

4.2 Review & Accept 2022 Year-end Financial Audit; Presented by McClintock Accountancy CPA

The Board was provided with the draft 2022 Annual Audit as completed by McClintock Accountancy. Kendall Galka from McClintock was present (virtually) at the meeting and provided an overview of the audit. Ms. Galka relayed that the audit resulted in an unmodified, or clean, opinion which is the highest opinion that can be issued. There were five adjustments, which is quite good. She further stated that the monthly financials created each month are good.

This year's audit was conducted virtually due to weather issues and related safety concerns. Staff and Tim Cleary provided everything they needed and it, once again, went smoothly.

The next step is to approve the audit and provide the signed representation letter.

On a separate note, Ms. Galka informed the Board that the 2022 taxes have been completed.

Motion: Director Allen moved to approve the 2022 Year-end Financial Audit as presented; Treasurer Bremer seconded. Motion unanimously carried.

The Board thanked Ms. Galka for attending and presenting the audit.

4.3 Review & approve Bad Debt Write-offs. There are none at this time.

5. Reports & Updates:

5.1 Finance & Budget Committee (F&B); Treasurer Bremer & Mike Heffner, Committee Chair

The Finance & Budget Committee met in conjunction with the Board of Directors for an Audit Review Workshop on March 16, 2023. The Draft Audit from McClintock Accountancy was reviewed and was approved to present to the Board for their approval in Item 4.2 of this meeting.

Committee Chair, Mike Heffner, provided a written report to the Board and also presented a recap during the meeting as follows:

Caughlin Ranch is primarily about maintaining the common areas; 74% of expenses are related to the common areas. Three areas in particular are associated with this: 1) water (using water rights saved us just over \$200,000.00 last year); 2) labor (permanent full-time and seasonal); and 3) oil prices (fuel costs and asphalt). Additional information was provided regarding inflation and its correlation to budget expenses and assessment increases.

This year, water is not expected to be a problem.

The association's engineer believes oil prices have stabilized.

Salaries for permanent staff are stable; seasonal crew labor costs may fluctuate.

Recommendation to the Board is to keep an eye on seasonal wages.

If inflation continues and pressure on labor rates continue, it is likely another assessment increase will be recommended by the F&B committee to the Board for 2024.

President Dennis thanked Mike Heffner for all his time and efforts on behalf of the F&B Committee.

5.2 Landscaping and Maintenance; L&M Superintendent Lisenby, NV Contractor's License #0081131

Superintendent Lisenby presented his report to the Board.

Miscellaneous Projects / Weekly Maintenance

In addition to the daily landscape maintenance tasks, the following projects were addressed:

- SNOW! This has been on-going and taking most of the crews' time the past few months.
- Attended a Storm Water Compliance class.
- Seasonal crew have been arriving at the office for their applications; start date is April 3rd.
- Ordered safety supplies for the upcoming season.
- Ordered uniforms/hats for the crew with new logo. (Samples of hats and shirts were passed around.)
- Purchased a used 2021 F-150 to replace one of the older trucks.
- Ordered wildflower seed.
- Ordered spring flowers.
- Removed 29 downed trees from the storms. Many of them will be replaced.
- Removed tree branches from the storms (this is ongoing).
- Plowing snow from streets and the paths when needed.
- Assessing damage from snow melt.
- 2 New memorial benches to be installed in Caughlin Ranch weather permitting.
- Holiday lights have been removed.
- The maintenance trucks are being inspected bumper to bumper and any problems repaired.
- The maintenance equipment is being inspected and any problems repaired.
- Parks are inspected and cleaned daily.
- Working with Seth and Kent (engineers) on Caughlin Glen creek crossover planning.

5.3 Architectural Control Committee (ACC); Secretary Naccarato

Forty (40) projects were reviewed from 01/01/2023 through 02/28/2023. Of those, 38 were approved with the standard conditions, and 2 were returned unapproved with suggestions for resubmittal. The ACC meets twice per month on the 2nd and 4th Thursdays, except for November and December when

they meet once per month. No meeting was held on March 9th as only two submittals were received. The ACC provided written responses via email instead.
(A copy of the detailed list of submittals was provided to the Board in their Executive Session packet.)

5.4 Community Events/Caughlin Rancher; Vice President Attaway

The Events calendar is very busy this year. VP Attaway thanked staff who are playing a big role this year. Also thanks to Lisa Ericson and Mike Ginsburg who are committee members.
A Spring Wine Tasting Event is coming up on April 5th to be held at Blackrock Wine Co. Already receiving a good response with RSVP's.
Spring Cross Peak Hike date has not been set yet as it is weather-dependent.
The Committee met on February 14th to review potential bands for this year's Concerts on the Green. This year's July concert series is set as follows: July 2nd = New Wave Crave; July 9th = Left of Centre; July 16th = Mighty Mike Schermer; July 23rd = King Hippo; July 30th closer is Beatles Flashback. There will be food and beverage trucks at each event. Anyone interested in sponsoring the concerts please reach out to the HOA.
Also coming up is the Spring Bird Walk in early June, and the Shredding Day event on June 24th.
A copy of the updated 2023 CRHA Community Events was provided to the Board.

5.5 Branding / Signage Ad Hoc Committee; Vice President Attaway

The new logo is gradually being incorporated into CRHA. Office stationery, the For Rent/For Sale signage, and Landscape/Maintenance uniforms have been updated. The Committee has been working on the signage for the lower CRHA entrance (Caughlin/Plumb). A couple of different options are being reviewed before a decision is made. Homeowner Gregg Stokes has been a great help in this process.

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

The following items were reviewed during the last Executive Session Meeting held on March 20, 2023:

- Approved the 01/25/2023 Executive meeting minutes.
- Pending legal action notices as follows:
 - Discussed the status of the Eastridge common area deeds, communication with attorneys regarding pending turnover(s), and action on how proceed.
 - Discussed the status of a homeowner complaint/dispute involving CRHA and Washoe County regarding potential easement deed associated with recent spur road abandonment.
 - Discussed encroachment and license to use common area by homeowners.
 - Discussed Common Area Turnover of Tim Lewis Community, Whispering Canyon
 - Discussed two property boundary/encroachment issues by two homeowners.
- Reviewed the Violation Report & fines.
- Reviewed the most recent Architectural Control Committee Report.
- Reviewed Homeowner disputes, appeals and alleged violations.
- Reviewed the Accounts Receivable Aging Report.
- There were no bad debt write-offs.

- No Personnel items were discussed.

5.7 Community (and other important) Information & Future Agenda Item(s); GM Nunley

In addition to the items on this agenda, GM Nunley reported on items and projects being addressed by management and staff since the last meeting (the list is not all-inclusive):

- As a follow-up to a recent meeting with Commissioner Alexis Hill regarding speeding concerns on Caughlin Parkway, she has informed us that a Traffic Policy process was initiated before winter and staff will perform the second phase after roads are clear. Early assessment identified a need for a pedestrian crossing upgrade and one or two electronic feedback speed signs. The purchase of a rapid flashing beacon and radar feedback signage has been started with installation arranged in the spring. There may be additional items to consider once the phase 2 recommendations are provided.
- Randy and his crew have been extremely busy with snow/ice removal and snow damage cleanup during the past month. Their hard work is very much appreciated!
- The concrete fence/wall on McCarran at Caughlin Glen has been repaired and the insurance claim reimbursement check received.
- Lisa and Thomas attended a recent CAI class regarding Foreclosures, Liens, Assessments, etc.
- Sandy and Kim took an HOA Architectural Processes class.
- Upcoming (non-routine) Agenda Items:
 - CRHA Office Bldg:
 - Possible Window Replacements;
 - Upgrade Lighting Fixtures throughout;
 - Repair (install?) HVAC in small conference room
 - Possible wireless mic system and acoustic improvements for large conference room
 - Cottages Fences: CRHA Painting
 - Policies:
 - Events, Advertising and Caughlin Rancher Content Policy
 - Employee Handbook review/revisions

6. Old Business:

6.1 Review & possibly accept common area turnover of Ridge Hollow (Whispering Canyon)

The following is the most recent update since the last meeting regarding the common area turnover efforts with Tim Lewis Communities (TLC) for Ridge Hollow / Whispering Canyon.

In accordance with the Improvement Agreement:

- On Nov. 29, 2022, representatives from TLC and CRHA met onsite to conduct a turnover inspection. There were five (5) items needing to be addressed/repaired. A follow up letter was sent to TLC noting those items. All five (5) items were agreed to be addressed by TLC.
- On Friday, March 17th, 330pm, Tina Cruce with TLC emailed that the last two items were completed. Seth Padovan, engineer, and GM Nunley performed a site visit/inspection at 4pm on Friday, March 17th. Seth provided a written follow up report which is included in the Board's packet, along with recommendation for acceptance of the common areas.
- The parcel numbers to be accepted are: APN 218-250-02, APN 218-271-01, APN 218-274-13, and APN 218-274-14.

Next steps are: Acceptance of the common area by the Board. Notification to the Developer of the acceptance of the common area. The Developer to record a Notice of Completion of the Common Areas. 45 days after recording of the Notice of Completion, the Developer to deed each Common Area Parcel to the Association by Grant Bargain and Sales Deed.

Motion: Treasurer Bremer moved to accept the Whispering Canyon Common Areas as presented and proceed with the notification to the Developer who will record a Notice of Completion, and the Developer to then deed the common areas to CRHA 45 days after the recording of the Notice of Completion; Secretary Naccarato seconded. Motion unanimously carried.

Additional discussion ensued regarding the need for title report on the aforementioned parcels.

Motion: Director Allen moved to obtain a title search for the common area parcels; Treasurer Bremer seconded.

Amended Motion: Director Allen moved to obtain a title search for the common area parcels. If that is not possible, staff will conduct the research for any liens; Treasurer Bremer seconded. Motion unanimously carried.

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

Attorney Oliphant reported that the Board approved the encroachment policy at the last meeting and it was presented to the homeowner and his counsel along with a draft easement agreement and price for the easement based on the past two years' raw land sales. The homeowner has returned the easement agreement, signed and notarized by the homeowner, as well as an insurance certificate naming CRHA as an additional interest. It has been discovered that his insurance company will not add CRHA as an additional insured. Attorney Oliphant recommends postponing this to the next meeting to provide time to research whether additional insured insurance certificates are possible.

Motion: Director Allen moved to postpone this item to the next General Board Meeting; Treasurer Bremer seconded. Motion unanimously carried.

6.3 Review & Consider Request to Permit Construction of Sierra Front Trail on Caughlin Ranch HOA Property -- Confirm date for Community Workshop

At the last meeting, Kevin Joell, a local trail advocate, and Joanne Lowden with Washoe County Parks, provided a very comprehensive Powerpoint presentation along with a request to CRHA to extend the Sierra Front Trail through CRHA common area (approximately 1K-plus feet above the homes that border the western portion of CRHA). Per the last meeting, the next step is for the Board to approve (or not approve) the request contingent upon the final approval of the easement, insurance and other documents.

Motion: Director Ginsburg moved to tentatively approve the request to permit construction of the Sierra Front Trail on Caughlin Ranch HOA property with final approval to be ratified after all easement, insurance and other documents have been provided, reviewed by legal counsel and approved; Secretary Naccarato seconded.

Discussion ensued.

Kevin and Joanne have confirmed they would make themselves available for a community workshop in the Spring, and they are available May 16th.

Discussion about whether this will interfere with sheep grazing. It should not as the sheep will be grazing at a lower elevation.

Motion unanimously carried.

6.4 Update on Status of Bridge/Creek Crossing on Alum Creek

At the January 25, 2023, General Board Meeting, the Board reviewed and approved three proposals for the engineering and permitting for the design build of the bridge.

Per Kent Hanford, engineer and associate of Seth Padovan, the following is the most recent update on the permitting and engineering:

The civil engineer should have a preliminary layout for my review early next week. If any changes are needed, we will complete them by the end of the week and send the bridge geometry to the structural engineer. The structural will be ready to start his design near the end of next week and will need approximately 3 weeks to complete. We will be coordinating with the civil engineer so that we are ready to submit for permit in mid-April. My goal is to have city of Reno building permit by June 1st at which point we will go out for bid. I expect to have bids by July 1 and anticipate the work being performed in late October after all the runoff from irrigation and snow melt has diminished.

The NV Environmental has met with the Army Corp and the State Water Pollution Control and we expect the environmental permitting and observation requirements to be minimal.

No action is required by the Board at this time.

6.5 Review & Approve Revision to Village Green Park Use & Special Event Permit App

Attorney Oliphant created a document and staff provided revisions to him. The final revised Village Green Park Use & Special Event Permit Application document has been provided to the Board for review and consideration.

Motion: Secretary Naccarato moved to approve the Village Green Park Use & Special Event Permit Application as presented; Director Allen seconded. Motion unanimously carried.

7. New Business:

7.1 Approve \$1.00/door Annual Donation to Community Associations Institute's (CAI) Legislative Action Committee (LAC)

It has been CRHA's practice to contribute to CAI's Legislative Action Committee through their annual Buck-A-Door campaign. The Board was provided with information regarding the program. . Traditionally, the Board approves \$1.00/door, or \$2,263.00. This is an approved budget item for 2023; GL code 4127.

Motion: Treasurer Bremer moved to approve the donation to CAI's Legislative Action Committee Buck-A-Door Campaign in the amount of \$2,263.00; Director Allen seconded. Motion unanimously carried.

7.2 Open Proposals, Review & Possibly Select Vendor for 2023 Pavement Maintenance (Caughlin Creek/Deer Creek Trails/Streets & other CRHA Trails)

Due to weather, Seth is still in the process of marking pavement and trails. He will have RFP's out by early April with proposals returned in time to open at the May meeting.

Motion: Secretary Naccarato moved to postpone the opening of bids to the next regular meeting; Director Allen seconded. Motion unanimously carried.

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

This item was addressed earlier in the meeting.

7.4 Ratify L&M Truck Purchase

Per Board approval at the January 25, 2023 Board Meeting, a used 2021 Ford F150 was purchased through Champion Chevrolet for use by the Landscape Maintenance Dept. This truck replaces the 2006 Ford Ranger. Purchase price was \$55,000.00.

Motion: Secretary Naccarato moved to ratify the purchase of the 2021 Ford F150 at the final purchase price of \$55,000.00; Treasurer Bremer seconded. Motion unanimously carried.

7.5 Review/Consider Request from Eaglesnest HOA to Install Locked Gate at Pedestrian Path

The Board was provided with a request from the Eaglesnest HOA Board for approval to install a locked security gate/fence across the pedestrian path (CRHA common area) at Caughlin Pkwy just south of the Sharps Rd entrance. Earlier in the meeting, the Eaglesnest HOA Board President provided input on behalf of their Board. Also, homeowners provided their comments, pro and con. Discussion ensued regarding the need for additional information from Eaglesnest before the Board can make a decision. Information such as whether closing the path would be in violation of the City of Reno Agreement and Washoe County agreement, which requires walking paths to be open to the public. Also, if approved, who would be responsible for installation and maintenance. Attorney Oliphant provided more detailed information regarding the agreements and the potential legal ramifications. Follow up discussion continued.

Motion: Director Black moved to return this request to the Eaglesnest HOA Board to conduct their due diligence and provide a legal opinion from Eaglesnest HOA legal counsel on whether it is legally possible to close the walking path. Treasurer Bremer seconded. Motion unanimously carried.

7.6 Open Bids, Review & Possibly Select Vendor for HOA Office, Maint Bldg & Fence Repainting Project

The Scope of Work for this painting project was provided to the Board in their meeting packet. The RFP and scope is being sent out to four vendors and the sealed bids will be returned for opening at the May meeting. Kelly Moore provided assistance with developing the scope of work to include with the RFP's so that all bids are "apples to apples."

Motion: Secretary Naccarato moved to postpone this item to the next regular meeting; Treasurer Bremer seconded. Motion unanimously carried.

7.7 Review and Possibly Approve Proposal from Sierra Gate and Control to Replace Posts at Mountainshyre Gate

The Mountainshyre entrance and exit gates are not lining up and closing securely. Attempts to repair this issue have been undertaken with no success. After evaluation, Sierra Gate and Control recommends the replacement of all gate posts. This will include excavating larger and deeper post holes and resetting new posts. Cost to replace all posts is \$16,992.35. This is a reserve expense.

Motion: Secretary Naccarato moved to approve the proposal from Sierra Gate and Control in the amount of \$16,992.35 to replace all entry and exit posts at the Mountainshyre Gate; Director Ginsburg seconded. Motion unanimously carried.

7.8 Review and Consider Request from Caughlin Storage LLC for CRHA to Install Two (2) Gates on CRHA Common Area

The Board was provided with a request from Caughlin Storage LLC for CRHA to install two locked gates on CRHA common area to assist with security of their property (they are experiencing thefts). Their request and two accompanying maps were also provided. It was noted that the locations were at the end of the Pine Bluff cul-de-sac and at the entrance to their property on Pinehaven.

Discussion ensued regarding the other parcels who share access, being private property, Washoe County, NV Energy and U.S. Forest Service.

Discussion continued regarding whose responsibility it was to protect Caughlin Storage LLC's property.

Motion: Director Ginsburg moved to deny the request from Caughlin Storage LLC for CRHA to install two gates on CRHA common area to assist with the security of their property; Treasurer Bremer seconded.

Discussion ensued regarding the other parcels who share access, being private property, Washoe County, NV Energy and U.S. Forest Service. Discussion continued regarding whose responsibility it was to protect Caughlin Storage LLC's property and whether there was any legal responsibility for CRHA to do so.

Motion unanimously carried.

8. Member Comments:

- A homeowner relayed thanks on behalf of the Caughlin Creek homeowners to Randy and his crew. They did a great job snow plowing and clearing the roads for homeowners in Caughlin Creek this season, and it was especially helpful to the older adult residents. Randy and his crew are very much appreciated.

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.

Motion: Secretary Naccarato moved to adjourn the meeting at 8:02p.m.; Director Ginsburg seconded. Motion unanimously carried.



Drew Naccarato, Secretary Board of Directors
Caughlin Ranch Homeowners Association