

Board of Directors General Business Meeting Agenda

Wednesday, January 24, 2024 @ 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 November 13, 2023 Board of Directors General Business Meeting Minutes *
 - 3.2 Review & approve November 15, 2023 Board of Directors Organizational Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated October 31 and November 30, 2023 *
 - 4.2 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; **Director Attaway**
 - 5.5 Branding / Signage Ad Hoc Committee; **Director Attaway**
 - 5.6 Strategic Plan Update & Set Next Meeting Date; **Drew Naccarato**
 - 5.7 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**
- Board Approval of Liquidated Damages and other Negotiations re 2023 Caughlin Creek Roadway Rehab Project
 - 5.8 Community Information & Possible Future Agenda Item(s); **GM Nunley**
- 6. Old Business:**
 - 6.1 Review & Possibly Approve Easement and other Documents to Permit Construction of Sierra Front Trail Construction on Caughlin Ranch HOA Property and/or Progress Report*
 - 6.2 Update Status of Bridge/Creek Crossing on Alum Creek/Possibly Review/Approve Contractor Proposals*
 - 6.3 Review and Consider Request from Eaglesnest HOA to Install Locked Gate at Pedestrian Path *
 - 6.4 Discuss & Consider Revision to Rules & Regulations: Flags/Signs/Yard Art, etc *
 - 6.5 Review & Approve Revision to ACS&G's (to update various items) *
 - 6.6 Review and Consider Homeowner Request to Landscape and Irrigate Floodway *
- 7. New Business:**
 - 7.1 Review & Possibly Approve Proposal from Padovan Consulting for Bid Prep and Construction Management of 2024 Pavement Maintenance (Caughlin Creek/Deer Creek Trails/Streets & other CRHA Trails)*
 - 7.2 Review and Possibly Approve Proposal from KD Sound for Conference Room Acoustic Panels – Kelly Dodge with KD Sound to Attend
 - 7.3 Review and Discuss how to proceed re Vista Pointe HOA Common Area
 - 7.4 Ratify Proposal from WESTEX for Materials Testing & Inspection Services for Alum Creek Bridge Crossing project as Approved via Unanimous Email Consent

- 7.5 Review & Approve Renewal of Quarterly Maintenance Agreement with Michael’s Plumbing
- 7.6 Review & Approve 2024 Rate Increase from Viloría, Oliphant, Oster & Aman LLP
- 7.7 Review & Approve (4) Proposals from Browning Reserve for Financial Updates without Site Visit for: Caughlin Ranch HOA, Caughlin Creek/DeerCreek, Mountainshyre and Whispering Canyon
- 7.8 Review & Approve Contract Amendment from ESI – Hourly Rate Increase

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 *:

- **2023 Audit Review with Board/Finance & Budget Comm., Thursday, March 21, 2024 at 2:00 p.m.**
- **Board Agenda Workshop on Monday, March 25, 2024 at 4:00 p.m.; Executive Session Workshop will immediately follow.**
- **Board of Directors Executive Session on Wednesday, March 27, 2024 at 5:00 p.m. and General Business Meeting at 6:00 p.m.**

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Workshop - Review of January 24, 2024 Board Meeting Agenda to be held on Monday, January 22, 2024, 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, January 24, 2024, 6:00 PM

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

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

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United States: +1 (571) 317-3122

Access Code: 275-405-157

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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.