

**Board of Directors General Business Meeting Agenda**

**Wednesday, May 22, 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 March 27, 2024, Board of Directors General Business Meeting Minutes \*

**4. Finances:**

4.1 Review & accept 2023 Year-end Financial Audit; Presented by McClintock Accountancy CPA\*

4.2 Review & approve draft Reserve Study Financial Updates (without site visit) by Browning Reserve \*

4.3 Review & accept (un-audited) Financial Reports dated February 29, 2024, and March 31, 2024\*

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; **Director Attaway**

5.5 Branding / Signage Ad Hoc Committee; **Director Attaway**

- Review and Possibly Approve Proposal for Front Entry Signage

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 Settlement Agreement 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 \*

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 Update on Status of Management Agreement from Caughlin Crossing Commercial Center\*

6.7 Review Response from Vista Pointe HOA regarding Common Area Landscaping\*

**7. New Business:**

7.1 Review & Possibly Approve Victory Sheep Contract for Wildfire Prevention Services (Defensible Space)\*

7.2 Ratify Earthquake Insurance Policy Renewal from Alpine Insurance \*

7.3 Review & Possibly Approve Alum Creek HOA New Neighborhood Paint Color Schemes \*

7.4 Review & Possibly Approve Scope of Work and RFP for Caughlin Cottages Exterior Fence Painting \*

- 7.5 Review & Possibly Approve Sierra Gate & Control Preventative Maint Agreement Aug-Dec for Whispering Canyon Gates\*
- 7.6 Review & Possibly Approve Sierra Gate & Control Preventative Maint Agreement May-Dec for Caughlin Creek Gates 1&2 and Mountainshyre Gates\*

**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 Agenda Workshop on Monday, July 22, 2024 at 4:00 p.m.; Executive Session Workshop will immediately follow.
- Board of Directors Executive Session on Wednesday, July 24, 2024 at 5:00 p.m. and General Business Meeting at 6:00 p.m.
- Finance & Budget Committee, Budget Review Workshop, Tuesday, August 22, 2024 at 2pm, 4pm.

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**Workshop - Review of May 22, 2024 Board Meeting Agenda to be held on Monday, May 20, 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>

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 22, 2024, 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 now 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.*