

**Board of Directors General Business Meeting Minutes
Wednesday, March 27, 2024, at 6:00 p.m.**

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

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

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

Guests:

Seth Padovan, P.E., Padovan Consulting

4 Homeowners In Person; 0 Homeowners Virtual

1. **Call to order and establish quorum:** President Dennis called the meeting to order at 6:20p.m. A quorum was established with seven (7) 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. This item permits homeowners to give comments regarding items on the agenda.
 - A homeowner from the DeerCreek neighborhood requested a street sweeper. The streets were slurry sealed by SNC last fall and were cleaned by a street sweeper in January of this year, but he would like them serviced again as he is tired of tracking pebbles into his house. He commended the Landscape Maintenance team for doing a great job of cleanup earlier in the year. The homeowner also asked that he be included on the email blast list.
3. **Minutes:**
 - 3.1 **Review/Approve January 24, 2024 Board of Directors General Business Meeting Minutes**
The January 24, 2024, Board of Directors General Meeting Minutes were provided for the Board's review and approval.

Motion: Director Black moved to approve the Board of Directors General Meeting minutes from January 24, 2024, as presented. Treasurer Bremer seconded. Motion unanimously carried.

*At this juncture, Items 6.2 and 7.2 were moved up on the agenda to accommodate guests.

6.2 Update Status of Bridge/Creek Crossing on Alum Creek/Possibly Review/Approve Contractor Proposals – Seth Padovan, PE

Overview provided to Board in Board Packet: Construction of the Alum Creek bridge crossing project began Jan 16th and is anticipated to be completed near the end of March/early April. Randy has been checking on the progress every day and has been in direct communication with the contractor, Steve Huston. As of 3/20, the main structure is installed and pavement completed. Additional side handrails will be installed along with a few final touches.

- In the course of the final planning stages with the City of Reno, additional City requirements were added which increased the height of the bridge (adjusting grades and adding more concrete) and adding side handrails to wing walls not originally included on the plans.

Change orders for these items have been issued and are provided for the Board's consideration. Change Order #3 for adding railings to wing walls = \$11,340.00; Change Order #4 for adjusting grades to new bridge height = \$9,763.00. Total amount is \$21,103.00.

Seth Padovan, P.E., addressed the Board's questions regarding costs and lack of information provided during the project. Seth acknowledged the additional costs due to the added height of the bridge, but also provided that there were savings on the design. Handrails were added as a safety measure once the bridge was installed and it was apparent they were needed. There will be no further costs once the change orders are approved.

Motion: Director Black moved to approve Change Orders 3 and 4 from Huston High Desert Excavation in the total amount of \$21,103.00 as presented. Treasurer Bremer seconded. Motion unanimously carried for Change Order 3; motion carried by majority vote for Change Order 4 with six in favor (A. Dennis, S. Bremer, M. Ginsburg, D. Naccarato, A. Black, M. Attaway) and one opposed (T. Keiffer).

7.2 Open Proposals, Review & Possibly Select Vendor for 2024 Pavement Maintenance (Whispering Canyon Streets, Caughlin Creek Units 1-3, Phase 3 of Walking Paths) – Seth Padovan, P.E.

Pursuant to the Board's previous approval of the solicitation of bids for the 2024 Pavement Maintenance (Whispering Canyon Streets, Caughlin Creek Units 1-3, Phase 3 of Walking Paths), Seth Padovan PE has solicited for sealed bids and is in attendance to open and present them.

- The bid from Sierra Nevada Construction (SNC) was opened. Total price: \$201,007.00.

- The bid from Intermountain was opened. Total price: \$230,419.00.

A brief discussion ensued regarding bid cost vs current reserve study entries. Seth Padovan confirmed the price per LF and SF is less than last year.

Motion: VP Ginsburg moved to approve the bid for 2024 Pavement Maintenance from SNC in the amount of \$201,007.00. Treasurer Bremer seconded. Motion unanimously carried.

Seth confirmed he would coordinate the issuance of the contract from SNC. The Board thanked Seth for his assistance.

*The Board resumed its ordered agenda.

4. Finances:

4.1 Review & Accept 2023 Year-end Financial Audit; by McClintock Accountancy CPA

Due to significant and prolonged internet outages in the North Lake Tahoe area (where McClintock Accountancy's offices are located), the deadline date to issue the draft 2023 Annual Audit for the Board's review and consideration has been extended. McClintock will submit the audit the week of April 15th in time for the Finance and Budget Committee's review and recommendation to the Board for their May 22, 2024, General Board Meeting.

Motion: President Dennis moved to postpone this item to the May 22, 2024, General Board Meeting. Secretary Naccarato seconded. Motion unanimously carried.

4.2 Review & accept (un-audited) Financial Reports dated Dec. 31, 2023 and Jan. 31, 2024

Treasurer Bremer presented the following report which was provided to the Board of Directors. The report includes bank balances for the operating and reserve accounts, and the detailed reports and summaries are provided to the Board on their Board tablets.

- 2024 CD Schedule enclosed.
- Treasurer Bremer has been provided with 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 December 31, 2023, and January 31, 2024.

- 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 = \$1,412,241. Reserve cash and CD's: Mountainshyre = \$258,879; Caughlin Creek = \$339,654; Whispering Canyon = \$189,161; CRHA = \$654,833; Grand Total = \$2,854,768.
- Through January 31st on an accrual basis, Total (Operating) Income was \$171,629; under YTD Budget by \$2,929. At this time, all reserve transfers are being deposited on a quarterly basis due to the positive cash flow.
- Total (Operating) Expense was \$200,279; over YTD Budget by \$18,437.
- Expense recap: Operating = \$2,609 under budget; Payroll = \$1,504 over budget; R&M = \$20,431 over budget (tree trimming project \$26,000 2024 budget is \$5,000); Utilities = \$894 under budget.
- Total Reserve Income was \$86,036; over budget by \$122.
- Total Reserve Expenses were \$61,327; 2024 Reserve Expense Budget = \$549,863.

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.

A brief discussion ensued regarding details of deficits and balances and other financial details for the Association.

Motion: Secretary Naccarato moved to accept the unaudited financial reports dated December 31, 2023, and January 31, 2024, as presented. Director Black seconded. Motion unanimously carried.

4.3 Review & approve Bad Debt write-offs

It was reported that, in today's Executive Session (03/27/2024), the Board approved a write-off in the amount of \$1,117.00 for repair costs to the common area (in Village Green Park) from damage caused by a vehicle accident.

5. Reports & Updates:

5.1 Finance & Budget Committee (F&B); Treasurer Bremer

The Finance & Budget Committee will meet April 23rd to review the draft 2023 Annual Audit prior to the May 22nd General Board Meeting. The Committee is looking for another member as Vince Ames will no longer be available to serve.

5.2 Landscaping & Maintenance Dept.; L&M Superintendent Lisenby

Miscellaneous Projects / Weekly Maintenance

Superintendent Lisenby provided an overview of recent Landscape and Maintenance activities.

- Large Cottonwood removed for safety reasons.
- Cleaning up tree damage throughout the Association resulting from recent snowstorms. Two trees were lost and many branches were broken throughout the community.
- Small hand equipment purchased (Chainsaws, Weedeaters).
- Personal safety equipment purchased.
- Uniforms for seasonal and full-time employees purchased.
- Village Green Park playground equipment repair under way.
- Spring flowers ordered.
- Small Monument Signs repaired and painted /ongoing.

- Small creek maintenance (clean out and widen).
- Small equipment inspected and repaired / ongoing.
- Alum Creek bridge project at Caughlin Glen underway and nearing completion.
- Seasonal crew starts 4/1/2024.
- Graffiti removal throughout the ranch ongoing.
- Safety meeting held with crew covering chain saw procedures and safety.
- All 3 Parks inspected and cleaned daily.
- Wildlife observed recently include ducks, geese, deer and coyotes.

5.3 Architectural Control Committee (ACC); Secretary Naccarato

Forty-five (45 applications were reviewed from 01/01/2024 through 02/29/2024. Of those, forty-one (41) were approved with the standard conditions, three (3) were denied, and one (1) was returned to the homeowner with requests for more information. The ACC meets twice per month on the 2nd and 4th Thursdays, except for November and December when they meet once per month. (A copy of the detailed list of submittals was provided to the Board in their Executive Session packet.)

5.4 Community Events; Director Attaway

The Events/Caughlin Rancher Committee met on March 25th to review potential topics and articles for the May/June edition of The Caughlin Rancher. Also discussed were upcoming events and related planning. Specifically, the Spring Wine Tasting scheduled for April 4th, Cross Peak Hike May 25th, the July concerts, and CRHA Annual Residents' BBQ.

A copy of the updated 2024 CRHA Community Events Schedule was provided to the Board and is also available on the website.

5.5 Branding / Signage Ad Hoc Committee; Director Attaway - Board Approval of Front Entry and other Neighborhood Signage

1) The Board previously directed management to request a design from YESCo for the front entry signage. That design mockup was provided in the Board packet for the Board's consideration. The Branding/Signage Committee met in December 2023 and reviewed this final version. The cost for both upper and lower entry signs (3 total) is \$41,248.00. This is a reserve expense. Discussion ensued regarding the need to solicit bids (this amount is over 1% of the annual operating budget). The design would need to be purchased from YESCo and then other sign companies would need to be identified. Director Keiffer recommended a sign company in Southern California; he will provide the information to staff.

Motion: President Dennis moved to send out to bid the 3 Front Entry monument signs. Treasurer Bremer seconded. Motion unanimously carried.

2) The Board was provided with mockups for the Caughlin Creek/DeerCreek entry signs as well as the Seasons neighborhood sign. The Branding/Signage Committee provided email feedback on the proposed signs and the revised mockups have been provided by Julie's Signs. The cost of the three (3) signs is \$17,060.00.

Motion: President Dennis moved to approve the sign mockups for Caughlin Creek/DeerCreek and Seasons with addition of "at Caughlin Ranch" by Julie's Signs in the amount of \$17,060.00. VP Ginsburg seconded. Motion unanimously carried.

5.6 Strategic Plan Update & Set Next Meeting Date; Secretary Naccarato

The Board last met on Tuesday, December 19th for a Strategic Planning session to review the updated revisions to the 2020-2024 Strategic Plan as discussed at the September meeting. Additional updates were added and another session is scheduled for April 25th.

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

- Board Approval of Settlement Agreement and other Negotiations re 2023 Caughlin Creek Roadway Rehab Project

This item was addressed in Executive Session as it involves potential litigation.

The following items were reviewed during the last Executive Session Meeting held on March 22, 2024:

- Approval of the 01.24.2024 Executive meeting minutes.
- Pending legal action notices as follows:
 - Discussion of the status of a homeowner complaint/dispute involving CRHA and Washoe County regarding potential easement deed associated with recent spur road abandonment.
 - Discussion of license to use common area by homeowner(s).
- Review of Settlement Agreement and other Negotiations re 2023 Caughlin Creek Roadway Rehab Project
- Review the Violation Report & fines.
- Review the most recent Architectural Control Committee Report.
- Review 1 in-person and 2 written homeowner appeals; review disputes and alleged violations.
- Review the Accounts Receivable Aging Report.
- Review of bad debt write-offs (if any)
- Discussion of Personnel items.

5.8 Community Information & Possible Future Agenda Item(s); GM Nunley

In addition to the items on this agenda, below are some other highlighted items and projects being addressed by management and staff since the last meeting (the list is not all-inclusive):

- New Homeowner Orientation is held (currently virtually only) on the 2nd Thursday of each month.
- CAI Classes attended since the last meeting:
 - 1) Corporate Transparency Act Webinar (Lisa/Sandy);
 - 2) Ethics in the HOA (Lisa/Sandy/Kim);
 - 3) Forensic Study of Claims (Sandy – zoom);
 - 4) Lawsuits, Litigation and Impact on HOA (Sandy – zoom);
 - 5) Hearing Notices (Sandy – zoom);
 - 6) Non-Judicial Foreclosure (Sandy – zoom).
- GM Nunley is a member of CAI's Education Committee as well as CAI's Legislative Action Committee for Nevada and attends the monthly meetings for each committee.
- Erlach Computer Consulting continues with their on-going Cyber Security Training Program. Regular emails have been sent out with training videos. Please let us know if you have questions.
- The Alum Creek bridge crossing project began Jan 16th and should be almost complete by the end of March. Randy has been checking on the progress every day and has been in direct communication with the contractor, Steve Huston. As of today (3/19), the main structure was

installed and pavement was completed. Additional side handrails still need to be placed along with a few final touches.

- CCRK/DRCK roadway rehab project, while “completed,” still has open items to address such as concrete and driveway paver repairs, plus other punchlist items. Negotiations with Apex continue.
- The HOA office lobby area modification is complete.
- A survey was sent to Whispering Canyon residents regarding whether they wanted the vehicle gates closed 24/7 or open during the day. As of this report, 38 of the 44 properties have returned the survey. 19 in favor of closing 24/7; 19 in favor of gates open during the day. A second survey is being mailed to see if the numbers change.
- Sandy has been busy working with Tim and McClintock on audit prep.
- Staff has been busy assisting with Events coordination of July concerts (contracts, Artown portal postings, flyers, etc).
- The migration from server-based VMS to hosted/cloud-based VMS has been completed.
- Possible Upcoming (non-routine) Agenda Items:
 - CRHA Office Bldg:
 - o Possible Window Replacements;
 - o Possible wireless mic system and acoustic improvements for large conference room
 - Cottages Fences: CRHA Painting
 - Gates: Surveillance Camera for Whispering Canyon Gate
 - o Policies: Events, Advertising and Caughlin Rancher Content Policy; Employee Handbook review/revisions

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

It was discovered that some CRHA parcels were not deeded correctly at time of developer turnover. Attorney Oliphant has worked to get those deed corrected and recorded.

6.2 Update Status of Bridge/Creek Crossing on Alum Creek/Possibly Review/Approve Contractor Proposals – Seth Padovan, PE

This item was addressed earlier in the meeting.

6.3 Review and Consider Request from Eaglesnest HOA to Install Locked Gate at Pedestrian Path

GM Nunley has been in communication with the ENA Board President, Chet Mallory, and ENA’s legal counsel, Donna Zanetti. They have made progress with the legal opinion but need additional information from the County. They respectfully request this item be postponed to the next regular meeting.

Motion: Director Black moved to postpone this item to the next regularly scheduled General Board Meeting. Treasurer Bremer seconded. Motion unanimously carried.

6.4 Discuss & Consider Revision to Rules & Regulations: Flags/Signs/Yard Art, etc

Attached is the redline version of the Rules & Regulations as provided by Attorney Oliphant. Changes focus on the flags/signs/yard art portion of the rules. Additional rules revisions are still needed. Attorney Oliphant recommends including a definition of recreational vehicles.

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

6.5 Review & Approve Revision to ACS&G's (to update various items)

This project is still in process and may take longer than originally planned.

Motion: Director Black moved to postpone this item to the next regularly scheduled Board Meeting. Director Keiffer 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 from CAI-Nevada's website about the LAC and the benefit to HOA communities. Traditionally, the Board approves \$1.00/door, or \$2,263.00. This is an approved budget item for 2024, GL code 4127.

Motion: Treasurer Bemer moved to approve the 2024 donation to CAI's Legislative Action Committee Buck-A-Door Campaign in the amount of \$2,263.00. Director Black seconded. Motion passed by majority vote with six in favor (A. Dennis, M. Ginsburg, D. Naccarato, S. Bremer, M. Attaway, A. Black) and one opposed (T. Keiffer).

7.2 Open Proposals, Review & Possibly Select Vendor for 2024 Pavement Maintenance (Whispering Canyon Streets, Caughlin Creek Units 1-3, Phase 3 of Walking Paths) – Seth Padovan, P.E. This item was addressed earlier in the meeting,

7.3 Ratify Board Action by Unanimous Consent for Whispering Canyon Gate Controllers Replacement by Sierra Gate & Controls

On Monday, February 12, 2024, an email request was sent to the CRHA Board asking for approval of a proposal from Sierra Gate & Controls to replace the gate operators at the Whispering Canyon Gate. The gates were malfunctioning, and residents were being locked in and out of the neighborhood. The cause was faulty operators which could not be repaired; it required a full replacement. The controllers were not covered under warranty as the warranty had expired. All Board Members approved the replacement cost of \$11,382.14. This is a reserve expense. Note: The new gate operators have been installed and the gate is now operational.

Motion: Treasurer Bremer moved to ratify the Board Action by Unanimous Consent in Lieu of a Meeting for the replacement of the gate operators at Whispering Canyon. Director Black seconded. Motion unanimously carried.

7.4 Review & Approve Proposal from Sierra Gate & Controls to Replace Mountainshyre Gate Controllers

The Mountainshyre Gate continues to have on-going repairs mostly associated with the existing operators. The operators are scheduled for replacement this year per the reserve study. Provided for the Board's consideration is a proposal from Sierra Gate & Controls in the amount of \$31,477.62 to replace the four (4) operators, and corresponding equipment, with upgraded commercial grade operators.

Directors Black and Keiffer requested staff provide the amount listed in the recent reserve study for this item. The meeting paused while staff researched this information. Reserve amount notated in the 2024 Annual Reserve Update = \$33,764.00.

Motion: VP Ginsburg moved to approve the proposal from Sierra Gate & Controls as presented in the amount of \$31,477.62 to replace the four (4) gate operators at the Mountainshyre gate. Treasurer Bremer seconded. Motion unanimously carried.

7.5 Review & Approve Proposal from Sierra Gate & Controls to Replace Caughlin Creek Gate 1 Controllers

As with most of the gates, the Caughlin Creek gates require on-going repairs and adjustments caused in part by the existing operators. The operators for Caughlin Creek Gate 1 are scheduled for replacement in 2025, but GM Nunley recommends replacing them now as there is a discount for multiple gates, and the operators would all be on the same schedule for the reserves and maintenance.

The Board was provided with a proposal for consideration from Sierra Gate & Controls in the amount of \$19,095.87 to replace two (2) operators, and corresponding equipment, with upgraded commercial grade operators at Gate 1.

Directors Black and Keiffer requested staff provide the amount listed in the recent reserve study for this item. The meeting paused while staff researched this information. Reserve amount notated in the 2024 Annual Reserve Update = \$11,162.00.

Motion: VP Ginsburg moved to approve the proposal from Sierra Gate & Controls as presented in the amount of \$19,095.87 to replace the two (2) gate operators at the Caughlin Creek Gate 1 gate. Treasurer Bremer seconded. Motion unanimously carried.

7.6 Review & Approve Proposal from Sierra Gate & Controls to Replace Caughlin Creek Gate 2 Controllers

Caughlin Creek Gate 2 also requires on-going repairs and adjustments caused in part by the existing operators. The operators for Caughlin Creek Gate 2 are scheduled for replacement in 2025, but GM Nunley is recommending replacing them now as there is a discount for multiple gates, and the operators would all be on the same schedule for the reserves and maintenance.

Provided for the Board's consideration is a proposal from Sierra Gate & Controls in the amount of \$30,477.82 to replace four (4) operators, and corresponding equipment, with upgraded commercial grade operators at Gate 2.

Directors Black and Keiffer requested staff provide the amount listed in the recent reserve study for this item. The meeting paused while staff researched this information. Reserve amount notated in the 2024 Annual Reserve Update = \$22,324.00.

Motion: VP Ginsburg moved to approve the proposal from Sierra Gate & Controls as presented in the amount of \$30,477.82 to replace the four (4) gate operators at the Caughlin Creek Gate 2 gate. Treasurer Bremer seconded. Motion unanimously carried.

7.7 Review & Approve Management Agreement from Caughlin Crossing Commercial Ctr

Caughlin Crossing Commercial Center (CCCC), of which 1070/1050 Caughlin Crossing are a part, is changing their management and has issued a Management Agreement for approval by the Board. It is also being distributed to the Members of CCCC for approval. Attorney Oliphant has reviewed and recommended changes as noted. These changes included correcting the name of the association, correcting the governing documents (they used CRHA's instead of CCCC's), to name a few. The redline version has been provided to Jenacee Torri, Property Manager, at Dickson Commercial Group, and she has accepted most of the changes (except for a few).

This document will need to be resent to the rest of the members.

Discussion ensued regarding disbanding vs removing CRHA from CCCC. Attorney Oliphant recommends not approving the agreement and he will research how CRHA can remove itself from CCCC.

Motion: Director Black moved to instruct staff and Attorney Oliphant to find out if it is possible to opt out of the management agreement and CCCC. Treasurer Bremer seconded. Motion unanimously carried.

7.8 Review & Approve Proposal from Action Electric for Maint. Shop Upgrade/Hand Dryer/Attic Lighting

Superintendent Lisenby has requested lighting upgrades and an electric hand dryer for the shop. The Board was provided with a proposal from Action Electric in the amount of \$6,252.10 for upgraded lighting throughout the shop, new fixtures and switch for the attic, and a hand dryer with dedicated circuit.

Discussion ensued regarding reserve vs operating costs. Superintendent Lisenby confirmed the lights in the shop were original lighting.

Motion: VP Ginsburg moved to approve the proposal as presented from Action Electric in the amount of \$6,252.10 for upgraded lighting, light fixtures, and hand dryer with dedicated circuit for the Maintenance Shop. Treasurer Bremer seconded. Motion unanimously carried.

7.9 Review & Approve Proposal from Action Electric for HOA Office Lighting/LED Upgrade (Areas 1-6)

The lighting throughout most of the HOA office areas (including the small conference room) is outdated and inefficient. The Board was provided with a proposal from Action Electric to upgrade the lighting for a total cost of \$18,435.00. The proposal is broken down into six (6) areas (Areas 1-6), with separate pricing for each area (in the event the Board chooses to only select certain areas to upgrade).

A lengthy discussion ensued about the necessity of this project. GM Nunley explained the challenges and difficulty for staff (especially front desk staff) to see documents clearly with the existing (poor) lighting.

Motion: VP Ginsburg moved to approve the proposal as presented from Action Electric in the amount of \$18,435.00 to upgrade the lighting in Areas 1-6 of the HOA Office. Treasurer Bremer seconded. Motion unanimously carried.

7.10 Review & Approve Proposal from Action Electric for HOA Big Conference Room Lighting Upgrade

The large conference room light fixtures are mismatched, and the barn style fixtures are dim.

The Board was provided with a proposal from Action Electric to remove the track lighting and fluorescent fixtures, install LED bulbs in the barn fixtures, and install 6 new LED lighting fixtures.

This will provide a more consistent look and increased lighting for meetings and events.

A lengthy discussion ensued regarding the necessity of this project.

The proposal was not considered.

Motion: Director Keiffer moved to direct Superintendent Lisenby to install new lightbulbs in the existing barn style fixtures. Director Black seconded.

Discussion ensued regarding type of lightbulbs. Superintendent Lisenby responded he would install the lightbulbs that Director Keiffer selected.

The motion passed by majority vote with four in favor (M. Attaway, S. Bremer, A. Black, T. Keiffer) and three opposed (A. Dennis, M. Ginsburg, D. Naccarato).

7.11 Review Response from Vista Pointe HOA regarding Common Area Landscaping

In February, a letter was sent to the Vista Pointe HOA relaying the CRHA Board's decision from the January 24, 2024, General Board Meeting regarding landscaping and irrigation services (letter attached).

As of March 20, 2024, there has been no response from the Vista Point HOA Board; GM Nunley has reached out multiple times to their manager but has not received a response.

8. Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding any association matters.

There were no comments.

9. Announce Future Meeting Dates & Adjourn (or Recess):

- Finance & Budget Committee Review of draft 2023 Annual Audit on Tuesday, April 23, 2024 at 2:00pm;
- Board Strategic Planning Session on Thursday, April 28, 2024, at 4:00pm;
- Board Agenda Workshop on Monday, May 20, 2024 at 4:00 p.m.; Executive Session Workshop will immediately follow;
- Board of Directors Executive Session on Wednesday, May 22, 2024 at 5:00 p.m. and General Business Meeting at 6:00 p.m.

**Motion: Secretary Naccarato moved to recess the meeting at 8:40p.m.; VP Ginsburg seconded.
Motion unanimously carried.**



Drew Naccarato, Secretary Board of Directors
Caughlin Ranch Homeowners Association