

Board of Directors General Business Meeting Agenda - REVISED

Wednesday, January 29, 2025 @ 6:00 PM

Will be conducted virtually via GoToMeeting and In-person at the CRHA Offices

**** Log-in Information is on last page 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 18, 2024, Board of Directors General Business Meeting Minutes*
 - 3.2 Review & approve November 20, 2024, Organizational Board Meeting Minutes *
4. **Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated October 31, 2024, and November 30, 2024*
 - 4.4 Review & approve Bad Debt write-offs *
5. **Reports & Updates:**
 - 5.1 Finance & Budget Committee (F&B); **Treasurer Black**
 - 5.2 Landscaping & Maintenance Dept.; **L&M Superintendent Lisenby**
 - 5.3 Architectural Control Committee (ACC); **Secretary Ericson**
 - 5.4 Community Events; **VP Ginsburg**
 - 5.5 Branding / Signage Ad Hoc Committee; **GM Nunley**
 - Review & possibly approve entry sign design and proposal
 - 5.6 Strategic Plan Update and Confirm Next Meeting Date; **President Keiffer**
 - 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**
 - To include:
 - 1) Update on Corporate Transparency Act (CTA) Requirements; **Attorney Oliphant**
 - 2) Replacement Vehicle Needed for Landscape Maint. Dept Due to Loss from Engine Fire; **GM Nunley**
6. **Unfinished Business:**
 - 6.1 Update on Status of Disengaging from Caughlin Crossing Commercial Center (CCCC)*
 - Review and Possibly Approve 2025 CCCC Management Agreement
 - 6.2 Review & Possibly Approve Irrigation Reimbursement Agreement for Vista Pointe HOA*
 - 6.3 Review & Possibly Approve Installation of additional "Leash your Pets" & "No Motorized Vehicles" Signs*
7. **New Business:**
 - 7.1 Ratify Board Action by Unanimous Consent for Appointment of Members to Architectural Control Committee, Finance & Budget Committee, & Events/Caughlin Rancher Committee*
 - 7.2 Review and Possibly Approve Purchase of Snowplow Attachment to Replace Snowplow Damaged in Vehicle Fire
 - 7.3 Review and Possibly Approve Reduction in CRHA-sponsored lunches/dinners for CRHA Committee Meetings and Board of Directors Meetings*

7. New Business, cont.

- 7.4 Review and Possibly Approve Reduction to ESI's Community Patrol Schedule*
- 7.5 Review and Possibly Approve Elimination of Physical Mailers (except those required by statute)*
- 7.6 Review and Possibly Approve Reduction to July's Artown Sunday Concerts at Village Green Park*

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.

- **Statement regarding Petition received from CRHA Homeowners regarding recent Rules & Regulations revisions.**

9. Announce Future Meeting Dates & Adjourn *:

- **Thursday, Mar. 20, 2025** - 2024 Audit Review w/Board and Finance & Budget Comm. 2:00 p.m.
- **Monday, Mar. 24, 2025** - Board Agenda Workshop 4:00 p.m.
- **Wednesday, Mar. 26, 2025** - Board Executive Session 5:00 p.m.
Board General Business Meeting 6:00 p.m.

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Log-in Information (for attending virtually):

Workshop - Review of January 29, 2025, Board Meeting Agenda to be held on Monday, January 27, 2025, 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, January 29, 2025, at 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

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Items identified with an asterisk "" are intended for Board action; however, the Board may take action on any item on the Agenda. 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 HOA website and in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. A copy is emailed to unit owners who have authorized the Association to send notices to them electronically. 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.