

Board of Directors General Business Meeting Agenda
Wednesday, March 26, 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 January 29, 2025, Board of Directors General Business Meeting Minutes*

4. Finances:

4.1 Review & accept (un-audited) Financial Reports dated December 31, 2024, and January 31, 2025*

4.2 Review & accept 2024 Year-end Financial Audit; Presented by McClintock Accountancy CPA*

4.3 Review & approve draft 5-year Reserve Study (with onsite visit) by Browning Reserve *

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: Update on Corporate Transparency Act (CTA) Requirements; **Attorney Oliphant**

6. Unfinished Business:

6.1 Update on Status of Disengaging from Caughlin Crossing Commercial Center (CCCC)*

6.2 Review & Possibly Approve Irrigation Reimbursement Agreement for Vista Pointe HOA*

6.3 Review and Possibly Approve Reduction to ESI's Community Patrol Schedule*

- Guest Presenter: Mike Hendi, CEO, ESI Security Services

6.4 Review and Possibly Approve Elimination of Physical Mailers (except those required by statute)*

7. New Business:

7.1 Review & Accept Resignation of Annette Kurtz from Finance & Budget Committee*

7.2 Review & Possibly Approve Easement Agreement for Common Area adjacent to Lot JT-449 *

7.3 Review & Possibly Approve Proposal from Erlach for New Computer at Asst. Mgr./Bookkeeping Station*

7.4 Review & Possibly Approve Proposal from Victory Sheep for Defensible Space Grazing Services*

7.5 Review & Possibly Approve Earthquake Insurance Coverage Renewal eff. 05.01.2025*

7.6 Ratify Board Action by Unanimous Consent for Approval of Temporary License Agreement for Common Area Access Lot DCRK-203*

7. New Business, cont.

- 7.7 Review & Possibly Approve Addition to Approved Mulch List as Recommended by ACC*
- 7.8 Review, & Possibly Approve Proposal from Tray Palmer for Development of Community Wildfire Protection Plan, Risk Assessment, Emergency Evac. Plan, and Firewise Adaptive USA Community Sign-on*
- 7.9 Review & Possibly Approve Change to Board Meeting Dates for May and September 2025 Meetings*
- 7.10 Discuss speeding on Caughlin Parkway and other roads and whether the Board should take action to install more speed bumps or designated crosswalks with flashing lights.
- 7.11 Discuss potential cost saving measures and whether the Board can take action to reduce other operating costs.
- 7.12 Discuss potential grant opportunities and whether the Board can take action to pursue other federal, state, or local grants.

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 & Recess/Adjourn *:

- **Monday, May 19, 2025 (or possibly Tues., May 27, 2025)** - Board Agenda Workshop 4:00 p.m.
- **Wednesday, May 21, 2025 (or possibly Wed., May 28, 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 March 26, 2025, Board Meeting Agenda to be held on Monday, March 24, 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, March 26, 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

Get the app now and be ready when your meeting starts: <https://meet.goto.com/install>

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.