

Board of Directors General Business Meeting Agenda

Wednesday, May 28, 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. Accept Resignation of Director, Chris Howard**
- 4. Appoint New Member to the Board to Replace Vacant Position**
- 5. Review & Possibly Approve Rule of Order to Allow for the Use of a Consent Agenda***
- 6. Consent Agenda***
 - **Minutes:** Review & approve March 26, 2025, Board of Directors General Business Meeting Minutes*
 - **Finances:**
 - Review & approve Bad Debt write-offs *
 - **Reports & Updates:**
 - Finance & Budget Committee
 - Landscaping & Maintenance Dept.
 - Architectural Control Committee
 - Community Events
 - Branding / Signage Ad Hoc Committee
 - Community Information, including Caughlin Pkwy Speeding and Remediation Efforts
 - **New Business:**
 - Review & Possibly Approve Proposal from IMC for Rubber Nugget Mulch to Refresh Village Green Park Playground
- 7. Finances:**
 - 7.1 Review & accept (un-audited) Financial Reports dated February 28, 2025 & March 31, 2025*
 - 7.2 Review & approve draft 5-year Reserve Study (with onsite visit) by Browning Reserve *
- 8. Reports & Updates:**
 - 8.1 Strategic Plan Update and Confirm Next Meeting Date*; **President Keiffer**
 - 8.2 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant** (Per NRS 116.31085 subsection 6)
- 9. Unfinished Business:**
 - 9.1 Update on Status of Disengaging from Caughlin Crossing Commercial Center (CCCC)*
 - 9.2 Review and Possibly Approve Reduction to ESI's Community Patrol Schedule*
 - 9.3 Review and Possibly Approve Elimination of Physical Mailers (except those required by statute)*

10. New Business:

- 10.1 Ratify Earthquake Insurance Coverage Renewal eff. 05.01.2025*
- 10.2 Ratify Approval of Tree Master proposal for Urgent Tree Removals (& Sign Unanimous Consent Form)*
- 10.3 Review & Possibly Approve New Paint Schemes for Alum Creek HOA*
- 10.4 Review & Possibly Approve OSHA Employee Heat Illness Prevention Plan*

11. 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.

12. Announce Future Meeting Dates & Recess/Adjourn *:

- **Monday, July 21, 2025 - Board Agenda Workshop 4:00 p.m.**
 - **Wednesday, July 23, 2025 - Board Executive Session 5:00 p.m.**
- **Board General Business Meeting 6:00 p.m.**
 - **Thursday, August 21, 2025 - 2026 Budget Review Workshop with Finance & Budget Comm 4pm**
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Log-in Information (for attending virtually):

Workshop - Review of May 28, 2025, Board Meeting Agenda to be held on Tuesday, May 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, May 28, 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.