

Board of Directors General Business Meeting Agenda - REVISED

Wednesday, January 28, 2026 @ 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 or concerns, please avoid repetition.
- 3. Board Business**
 - a. Board Elections Follow-up; Discussion and Assignment of Board Member to fill the One-Year Position
- 4. Consent Agenda**
 - a. **Minutes:**
 - I. Review & Approve November 17, 2025, Board of Directors General Business Meeting Minutes
 - II. Review & Approve November 19, 2025, Board of Directors Organizational Meeting Minutes
 - b. **Reports & Updates:**
 - Finance & Budget Committee
 - Landscaping & Maintenance Dept., including update on Village Green Park Playground Repairs
 - Architectural Control Committee
 - Community Events
 - Branding / Signage Ad Hoc Committee
 - Community Information, including BLA with Vista Pointe HOA; Caughlin Pkwy Speeding and Remediation Efforts
- 5. Finances:**
 - 5.1 Review & accept (un-audited) Financial Reports dated October 31, 2025 & November 30, 2025
 - 5.2 Review & approve Bad Debt Write-offs
- 6. Reports & Updates:**
 - 6.1 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant** (Per NRS 116.31085 subsection 6)
- 7. Unfinished Business:**
 - 7.1 Update on Status of Disengaging from Caughlin Crossing Commercial Center (CCCC) and 2026 Budget Approval Update
- 8. New Business:**
 - 8.1 Appointment of Architect to Architectural Control Committee (ACC)
 - 8.2 Appoint Committee for Fire Adapted Nevada (Fire Wise)
 - 8.3 Review and Possibly Approve Community Wildfire Prevention Plan (created by Tray Palmer)
 - 8.4 Review & Approve (4) Proposals from Browning Reserve for Financial Updates without Site Visit for: Caughlin Ranch HOA, Caughlin Creek/DeerCreek, Mountainshyre and Whispering Canyon
 - 8.5 Review & Possibly Approve Proposal from Padovan Consulting for Bid Prep and Construction Management of 2026 Pavement Maintenance
 - 8.6 Review & Possibly Approve Proposal from Victory Sheep for Defensible Space Grazing Efforts
 - 8.7 Strategic Plan Update & Confirm Next Meeting Date

9. 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.

10. Announce Future Meeting Dates & Recess/Adjourn

- **Thursday, Mar. 19, 2026** - 2025 Audit Review w/Board & F&B Committee 2:00p.m.
- **Monday, Mar. 23, 2026** - Board Agenda Workshop 4:00 p.m.
- **Wednesday, Mar. 25, 2026** - Board Executive Session 5:00 p.m.
Board General Business Meeting 6:00 p.m.

Log-in Information (for attending virtually):

Workshop - Review of January 28, 2026, Board Meeting Agenda to be held on Monday, January 26, 2026, 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 28, 2026, 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>

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.