

Board of Directors General Business Meeting Agenda - REVISED

Wednesday, September 30, 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. Consent Agenda**
 - a. Minutes:**
 - Review & Approve July 29, 2026, Board of Directors General Business Meeting Minutes
 - b. Reports & Updates:**

- Finance & Budget Committee - Architectural Control Committee - Community Events	- Branding / Signage Ad Hoc Committee - 2025-2029 Strategic Plan Update
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- 4. Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated June 30, 2026, and July 31, 2026
 - 4.2 Review & approve Bad Debt Write-offs
- 5. Reports & Updates:**
 - 5.1 Landscaping & Maintenance Dept., including Village Green Park Projects & Playground Repairs
 - 5.2 General Manager's Report: Community Information, Caughlin Pkwy Speeding and Remediation Efforts
 - 5.3 Fire Adapted Community/Fire Wise Committee Update
 - 5.4 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**
(Per NRS 116.31085 subsection 6)
- 6. Unfinished Business: None for this meeting**
- 7. New Business:**
 - 7.1 Accept Resignation of Martin Kwitek from Finance & Budget Committee
 - 7.2 Ratify MC Automotive Repair to 2004 Ford F350 Super Duty Dump Truck
 - 7.3 Review & Possibly Approve Proposal from Bear Mountain for Tree Work in Greenbelt Common Area
 - 7.4 Review & Possibly Approve Proposal for Stump Grinder (Vendor TBD)
 - 7.5 Review and Possibly Approve Eaglesnest HOA Landscape/Snow Removal Services Agreement 01.01.2027 through 12.31.2027
 - 7.6 Review and Possibly Approve Promontory Pointe HOA Landscape/Snow Removal Services Agreement 01.01.2027 through 12.31.2027
 - 7.7 Review and Possibly Approve Caughlin Creek HOA Landscape Maintenance Services Agreement 01.01.2027 through 12.31.2027
 - 7.8 Review & Approve Preventative Maintenance Agreement with Sierra Gate & Control for Caughlin Creek Gates 1&2, Mountainshyre, and Whispering Canyon Gates Effective 01.01.2027 – 12.31.2028
 - 7.9 Review and Possibly Approve Annual Insurance Renewals Effective 10.01.2026 (Landscape/General & Management/Professional Liability, Crime, Cyber Liability, Commercial Insurance Package, Umbrella and Directors & Officers/Employment Practices)

New Business, cont.

- 7.10 Review and Possibly Approve Proposed 2027 Board Meetings and Other Important Dates Calendar
- 7.11 Review and Possibly Approve Proposed 2027 Community Events Calendar
- 7.12 Review and Possibly Approve Proposed 2027 Architectural Control Committee Meeting Calendar
- 7.13 Review and Possibly Approve Agreement with McClintock Accountancy for 2026 Annual Audit & Tax Prep
- 7.14 Discuss ESI's Current Patrol Schedule and Possibly Increase Hours
- 7.15 Review and Possibly Approve 2027 Annual Operating and Reserve Budgets

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:

- **Thursday, Nov. 5th** - Candidate Forum; Meet the Candidates, 5pm (if necessary)
- **Monday, Nov. 16th** - Annual Ballot Deadline, 11am (if necessary)
Call 2026 Annual Meeting to Order at 12:00pm;
Open/tally Remaining Secret Ballots (if necessary).
Recess meeting once ballots are counted.
- Board Executive Session 4:00 p.m. / General Business Meeting 5:30pm
- **Wednesday, Nov. 18th** - Reconvene 2026 Annual Members Election & 2027 Budget Ratification Meeting at 6:30pm
- Organizational Meeting will immediately follow the 2026 Annual Members Election/2027 Budget Ratification Meeting
- **Friday, Jan. 8th, 2027** - Board Orientation/Training 10am - TENTATIVE

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Log-in Information (for attending virtually):

Workshop - Review of September 30, 2026, Board Meeting Agenda to be held on Monday, September 28, 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, September 30, 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.