

CAUGHLIN RANCH NEIGHBORHOOD ADVISORY COMMITTEE

February 18, 2010
7:00pm – 8:00pm
Caughlin Ranch Elementary School

IN ATTENDANCE:

Norman Huckle – Caughlin Creek
Gina Pedrini – Eaglesnest
Millie Burke – Promontory Pointe
Marie Parco – Whispering Pines
Jane Schaeffer – Creek Ridge

Larry Morris – DeerCreek
Su Kemper – Juniper Trails
Ken Walters - Board Member
Charles Shepard – Visitor

MEETING SUMMARY - COMMENTS, CONCERNS and Q&A:

WHISPERING PINES: Everything is fine. There was a public auction for the remaining lots in Whispering Pines. The winning bids ranged from \$149,000 to 189,000. However, none of them closed due to the fact that the property owners had a reserve on the lots of \$500,000 each. Therefore, the lots will remain vacant. The property owners removed the sales trailer, which is an improvement.

JUNIPER TRAILS: No complaints, just an update... Su Kemper spoke to Mike Trudell about ongoing parking issues on Juniper Trails streets. It has been confirmed that this is a County issue that only the County can enforce or change. The parking parameters were set up through Washoe County with the original developer, Alan Means. However, in the case of Rimfire Circle, Su makes note of the fact that there are differences in the widths of different streets within Juniper Trails. The width of a typical Juniper Trails street or a “circle” with two entrances, are wider than those of a cul-de-sac. She indicated that even if there are cars parked on one side of Rimfire Circle, that there is still enough room to get a fire truck through the street. Su is going to speak with John Bredernitz, the County Commissioner, and will seek removal of the “No Parking” signs on at least one side of the street. She indicated that she is not asking for or intending to change all JT parking signs, just Rimfire Circle. She stated that she is aware of cul-de-sac parking issues due to the narrowness of the street in JT cul-de-sacs, and that the circumstances differ from that of her street.

CAUGHLIN CREEK: A homeowner called to request that the landscape crew be careful around areas with shared common area fences in Caughlin Creek. Homeowners do not want their fences dinged by mowers and weed-eaters since homeowners are responsible for these fence repairs. On another subject, neighbors need a reminder not to over-fill their trashcans. Instead, they need to use additional cans or bags. Homeowners should try to avoid overflowing trashcans to reduce tip-overs and trash blowing around the neighborhood.

*Action Item: Board to discuss shared common area fence/turf/irrigation options with Randy & Mike.
Action Item: Mike to Place a reminder in the “Rancher” about helping to keep Caughlin Ranch clean.*

CAUGHLIN CREEK GATES & KEYPADS: A homeowner mentioned that there are problems with Gate 2, the old gates. Last night the egress gate was stuck open. He also noted that there is no light on the keypad. Gates were closed at 4pm today. At 5:30 tonight they were all open. The homeowner emailed Mike Trudell about the problems.

Action Item: CR Staff to determine the problem with the lighting at Caughlin Creek gate keypads. Is the light not working, or do we need to install a light so that homeowners can see the keypad easier?

HUNTER TRAIL ACCESS – CONGESTED FIREARMS AREA - WASHOE COUNTY RE-MAPPING OF RESTRICTED FIREARM USE AREAS: The vacant land near The Pines is an ongoing problem for firearm use. Washoe County is re-mapping areas that will fall under Sheriff's jurisdiction for enforcement. Multiple homeowners expressed a strong need for Caughlin Ranch Staff to become involved with the Sheriff's Department to work together to better patrol and enforce these regulations. See attachments provided by Larry MacNeil from Castle Ridge. Another homeowner stated that she has experienced ongoing problems with off-road vehicles & shooting in the hills near her home. She stated that she calls the non-emergency sheriff's number to report incidents. *Action Item: Mike Trudell to work with Sheriff's Department to coordinate efforts with re-mapping and incident reporting and enforcement.*

SHARED COMMON AREA FENCE REPAIRS: Millie Burke indicated that the Board has discussed the option of creating a buffer zone between turf and fence areas where maintenance and/or water damage is recurring and ongoing. Norman Huckle indicated that he thought that would be a good idea. Millie acknowledged that this is indeed an ongoing issue. She further noted that it is important for this Board and future Boards to look at issues that receive ongoing complaints, and to find a resolution. The Board needs input from homeowners on these ongoing issues. Millie stated that the Board would like to discuss these issues with Randy Lisenby, Landscape Supervisor, to get recommendations for resolution. The Board would like to discuss the option of an ongoing schedule of partial turf removal & irrigation relocation over a designated time period. *Action Item: CR Staff and Board to discuss landscape buffer zone options with Randy.*
Action Item: CR Staff to add this item to the Annual Spring Landscape Walk-Through

WATER CONSERVATION PROJECTS: Millie Burke discussed the issue of water conservation and noted that the landscape crew will be involved in ongoing water conservation projects throughout 2010. However, there are only a few projects on the schedule this year due to budget constraints. There will be additional water conservation projects scheduled for 2011.

BUDGET PRESENTATION ON 3/10/10: Millie stated that the Treasurer, Mike Heffner, will give an informational presentation on the CR budget, how money has been spent in the past, how money is being spent currently, and what our plans are for the future. There will be a very interesting PowerPoint presentation with graphs & charts, showing where we are now, and where we are headed. We need NAC members to encourage neighbors to attend the CR meetings. In turn, the Board of Directors and CR Staff will be changing the format of the meetings by implementing a Special Presentation at each session, in hopes of making the meetings more interesting, drawing a larger audience, & providing communication about the great things that are going on in the Ranch.

CAUGHLIN CREEK WATER FEE REIMBURSEMENT: Neighbors who just recently moved into the neighborhood received a letter and mentioned they were confused as to whom it was from and what it pertained to, but that it had something to do with paying an assessment. Larry Morris and Norman Huckle discussed the issue, and it was decided that Norman, as President of the Caughlin Creek HOA, would contact this homeowner to explain the situation pertaining to the Caughlin Creek Water Fee Reimbursement assessment.

DEER ISSUE: Several homeowners are concerned about the Eaglesnest fence and the problem it poses to deer jumping over it and being injured in the process, due to the design of the fence. A homeowner contacted a member of the Board for the Eaglesnest HOA to discuss the issue. The issue has been placed on the Eaglesnest HOA March 4th Meeting Agenda.

RIVER RUN & MAYBERRY MEADOWS: Millie Burke informed the group that the sidewalk that's being installed at the entrance to River Run is nearing completion. Our landscaping crew has excavated material, compacted the area, framed the sidewalk, added base, and has made repairs where necessary. Concrete is to be poured within a week or two, depending on the weather. On a separate subject, Millie noted that Randy is still working on getting pricing on LED holiday lights. The plan is to buy a strand or two to test them out, prior to purchasing enough for the entire entrance. However, the LED light strands are currently unavailable due to the fact that February is out of season for holiday lights. This topic will remain on the to-do list and will appear on the CR Agenda later in the year, as more information becomes available.

Action Item: CR Staff to add "Discussion of LED Lights" to Agenda as information becomes available.

FORECLOSURE MAINTENANCE ISSUES: Millie Burke explained that there is new NRS regulation that allows an HOA to go onto foreclosed properties to water, clean up, maintain a property, etc. She noted however, that the CR Board has discussed this issue and decided that there will not be a defined policy, and that instead, each instance shall be dealt with on a case-by-case basis. There are currently 14-17 homes in foreclosure in Caughlin Ranch. The Board has discussed the issues with these foreclosed properties and decided that there is too much risk and liability in entering a person's property. Millie further noted that because we have managed conservatively, it is paying off for our members and keeping property values high in Caughlin Ranch, as opposed to other communities.

OTHER: Charles Shepard attended the meeting and stated that he is not a resident of Caughlin Ranch, but is considering moving into Caughlin Ranch or Juniper Ridge, and was interested in attending this meeting to find out more about the specific neighborhoods and the community in general.

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