

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' QUARTERLY MEETING

JANUARY 6, 2010 at 7:00 P.M.

The following issues were discussed at the January 6, 2010 meeting of the Board of Directors of the Caughlin Ranch Homeowners ("Association" or "CRHA"). The meeting was held pursuant to notice at Caughlin Ranch Elementary School, 4885 Village Green Parkway, Reno, Nevada. The following Directors were in attendance: Millie Burke, Michael Chern, Chris Simon, Michele Attaway, Mike Heffner, Ken Walters and Gina Pedrini (via teleconference). Also in attendance were Michael Trudell, General Manager, John Magness, Assistant Manager, Linda Jussen, Administrative Assistant, Katrina Rehkop, Secretary, Randy Lisenby, Landscape Supervisor, and Michael Chapman, Legal Counsel for the Association. Attached is a sign in sheet for the members who attended.

Interim President Burke called the meeting to order and introduced the newly elected Directors: Michele Attaway, Mike Heffner, and Ken Walters. President Burke thanked the membership for their election votes and attendance of tonight's meeting. She stated that the Nevada Legislature has adopted a new law requiring the Board to allow any members comments at both the beginning and the end of an executive board meeting. She stated comments at the beginning of each meeting must be limited to items on the agenda. She stated the homeowners' comments on any topic (not on the agenda) must wait until the end of the meeting. President Burke asked if there were any comments on any item on the agenda.

A Mayberry Meadows homeowner asked why the roadway and the cul-de-sac were not plowed during the recent storm. President Burke stated this item is on the agenda and will be discussed.

President Burke welcomed Captain Wayne Yarbrough and Lieutenant Tim O'Connor, of the Washoe County Sheriff Department. She stated that these gentlemen had requested to attend the Caughlin Ranch Board of Directors meeting to address issues related to off-road vehicle use, parking, speeding issues, and recent activities that had occurred within Caughlin Ranch and to address any questions.

Captain Wayne Yarbrough and Lieutenant Tim O'Connor reported on several issues that have been on going concerns in the Caughlin Ranch area. Captain Yarbrough stated that there had been complaints about off-road vehicles riding on areas reseeded after the Hawken Fire. The individuals were tracked back to a Caughlin Ranch homeowner and the issue has been resolved. He reported that they have monitored the speeding on Caughlin Parkway near the intersection of Plateau Road, and the speed of the traffic does not appear to be a problem. He reported there have been two accidents in three years in that vicinity. Captain Yarbrough stated a traffic engineer conducted a study to determine if there was a need for traffic control devices, such as stop signs. However, after the traffic study was conducted, it was determined that the average speed was about 28 mph, and no other traffic control devices were warranted at this time. He added, there was an extra patrol assigned to the area as a deterrent, and only one speeding ticket was issued. He reported there was a high dollar robbery a few days ago in the Juniper Trails neighborhood and that the suspects have been arrested. A homeowner asked for clarification about jurisdiction. Captain Yarbrough explained that part of Caughlin Ranch is in Washoe County and part is in the City of Reno. The Captain stated that he reviews the activity from RPD to study the entire area. A homeowner asked about which number to call and it was clarified that the non-emergency number for both agencies is the same. The Captain stated that the dispatcher will determine jurisdiction and contact the appropriate law enforcement division. He stated that the non-emergency number is 334-COPS.

Captain Yarborough wanted to stress that he is "our captain." He strongly suggested that residents report anything suspicious and let the officers investigate. The information provides them with tools to apprehend criminals. The Board and members in attendance thanked Captain Yarbrough and Lieutenant

O'Connor for attending the meeting, and expressed their appreciation of their continued efforts to make Caughlin Ranch a safe community. Director Heffner discussed the positive effects of Neighborhood Watch programs. He stated that participation and involvement is the key to a safe community.

LANDSCAPE SUPERVISOR'S REPORT

Randy Lisenby provided the Board with a report. He stated that snow removal has taken a great deal of the crews' time in the last few weeks. Lisenby added that the crew is in the process of moving portions of the irrigation system in order to install the sidewalk adjacent to River Run Parkway. Lisenby explained that the winter projects include repairing and painting the monument signs, repairing and staining equipment bridges, refurbishing trash cans, maintaining equipment, and removing the holiday lights. A homeowner asked about snow removal from the paths. Lisenby replied that he has not been directed by the Board to clear the paths. He stated that the crew does clear the paths near the Caughlin Ranch Elementary School because the children walk along those paths to get to school across the Association's property. A Vantage Point homeowner complimented the crew's quick and effective clearing of snow from the sidewalks.

CONSENT AGENDA

There were four items on the consent agenda for Board approval. The items are approved as follows:

APPROVAL OF THE 2009 BUDGET REPORT THROUGH NOVEMBER 30, 2009

The Manager recommended that the Board approve the November budget report, and that the Summary Balances for November 2009 spreadsheet be attached to the minutes of this meeting as Exhibit A. A complete financial report is provided to the Board. The Association's other financial records are available at the office.

APPROVAL OF THE NOVEMBER 18, 2009 BOARD OF DIRECTOR'S MEETING MINUTES

The Board discussed the approval of the November 18, 2009 minutes. President Burke requested to remove the approval of the November 18, 2009 minutes from the consent agenda for further discussion. She stated that due to recent revisions of the minutes she is requesting additional time to review the minutes. She directed CRHA staff to place this item on the next CRHOA Board of Directors' meeting agenda (March 10, 2010).

SUMMARY LOG OF CC&R VIOLATIONS

These are confidential reports (because they contain members' names) that are prepared for the Board.

REPORT FROM THE DECEMBER 16, 2009 ADVISORY COMMITTEE MEETING

The Board discussed the report from the December 16, 2009 Advisory Committee Meeting. The Board noted there were several items on the agenda regarding issues from the Advisory meeting to be discussed. Upon a motion and a second the Advisory Committee Summary minutes were unanimously approved.

Upon a motion and a second the Board unanimously approved the items on the consent agenda with the exception of Approval of the November 18, 2009 Board meeting minutes.

WATER CONSERVATION COMMITTEE PLANS FOR 2010

The Water Conservation Committee provided the membership with a Power Point presentation. Director Chern stated that the Water Conservation Committee was formed to assure that all reasonable measures are being researched and if appropriate, implemented to reduce the cost of irrigation water and to reduce turf in areas that make sense. He explained the concept for 2010 plans is to redesign certain common areas in Caughlin Ranch using xeriscape design principals. He added the Committee has looked at attractive xeriscape designs that will not change the image of Caughlin Ranch. He stated an evaluation of the irrigation system, including, ways to help modify the irrigation system, is underway. He stated the Water Conservation Committee members are: Mike Chern, Mike Heffner, Norman Huckle, Gina Pedrini and Randy Lisenby. He stated that Tony Termini was on the committee but recently withdrew. The Board thanked Mr. Termini for his participation and contributions to the Water Conservation Committee.

Manager Trudell provided the membership with a historical look at water rate increases. He reported that during the beginning years of the development of Caughlin Ranch, the common areas irrigation was billed on a flat rate at \$85.00 per month for a 2-inch water main. At that time, water conservation was not considered in the design because the flat rate equated to about \$0.08/1,000 gallons for an average 2-inch main using 1,000,000 gallons of water per month. With the passage of the Safe Drinking Water Act, all surface water was required to be processed by filtration. In 1991, as a result of the construction of the Chalk Bluff Water Treatment Facility, the irrigation rate increased to \$1.44 per thousand gallons; in 1994 to \$2.11 per thousand gallons; in 1999 to \$2.32 per thousand gallons; in 2004 to \$2.90 per thousand gallons and in 2009 the rate increased to \$3.05 per thousand gallons. The manager explained that TMWA's operating costs are fixed, so as water consumption is reduced, TMWA must raise their rates to generate the same operating revenue. He concluded that CRHA will always be subjected to water rate increases, and this could translate into ongoing assessment increases for CRHA members.

Randy Lisenby, Landscape Supervisor, reported that 36 water conservation projects have been designed and completed to reduce irrigation consumption and water waste. He stated that the crew checks the irrigation system weekly. Director Heffner added that the recent goal is the removal of turf in areas that are not generally walked on, played on, or walked through. He added this has proven to be cost effective. Lisenby explained that the Association has removed turf and installed drought tolerant plant material, and replaced overhead irrigation systems with drip lines as part of these water conservation projects. It is done in a way that will maintain visual continuity by using a mix of plants that provide color and structure throughout the growing season. Director Heffner reported that cumulative effect of Lisenby's conservation projects have saved the Association \$40K in water expenses this year. This shows us that the water conservation projects are working. He added that he is the first homeowner in Caughlin Ranch who has received ACC approval for the installation of artificial turf. Director Chern reported on the approval process for submitting a landscape plan to the ACC. He invited homeowners to drive by and see the landscape improvements at 689 Caughlin Glen.

Director Heffner provided the membership with photos of various water conservation projects in Caughlin Ranch and other locations. He added that not all xeriscape is sage brush and rocks. He stated that the entrance to Caughlin Glen is a great example. We have no control over water rates, but we have control over consumption; however, Director Heffner was careful to point out that changing turf areas to a xeriscape design is not free. It will cost the Association to convert these common areas. He stated that water rates have doubled over the last 15 years and a 10% increase would add \$35K to \$40K to CRHA's irrigation bill. He concluded by saying this is an area of focus for the Water Conservation Committee and called for any suggestions and input from the homeowners.

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A homeowner stated that she wanted to change her yard to a xeriscape design, but the Architectural Control Committee (ACC) had required her to submit more information. She asked why the Association didn't assist homeowners to make the conversion to xeriscape. President Burke stated that the members of the ACC are all volunteers and should be commended for the work that they do. She added it is the ACC's responsibility to review plans for proposed changes of the landscaping of members' properties. The ACC does not prepare landscape plans. It was recommended that the homeowner contact a landscape company to have a xeriscape landscape design prepared for her property. It was clarified that the Water Conservation Committee is only responsible for the Association's common areas, and are not including private property in their scope of review. There was no further action by the Board.

DISCUSS SNOW PLOW RESPONSIBILITIES REGARDING CITY, COUNTY AND CAUGHLIN RANCH

The Manager reported on the snow removal and plowing responsibilities of the City, County and Caughlin Ranch. The Manager stated that CRHA staff received a number of calls regarding concerns about snow plowing public streets after a recent snowstorm. He stated that Caughlin Ranch has one snowplow and one Bobcat that are used for clearing the private streets in the Caughlin Creek-Deercreek and MountainShyre areas only. He added that the members in these communities pay higher assessments which include snow removal service. He reported that the city or the county is responsible for all public streets. He discussed the priority level that the city and the county assign to different types of streets. In response to a homeowner's comment about the lack of snow plowing in cul-de-sacs, the manager explained that the equipment that is used is too big to maneuver in those areas. He stated that a snow plow pushes the snow; it does not pick it up and does not remove it. In a cul-de-sac there is no place to put the snow. He added that from a liability standpoint, the CRHA crew cannot undertake snow removal for public streets. In response to a homeowner's question about plowing the paths, the manager stated that CRHA has 20 miles of pathways and the Association simply does not have the resources to clear the paths. The exception to that is the paths and sidewalks around Caughlin Ranch Elementary School because the children use the paths to get to school. We also are responsible for all sidewalks that are adjacent to common areas, just as a homeowner is responsible for the public sidewalks in front of their residence. Director Attaway commented that there had been damage to the asphalt pathway in Juniper Trails by the county's snow plow and asked who would be responsible for the repairs. Manager Trudell stated that the asphalt pedestrian paths in the Juniper Trails are not constructed to county standards, and when they were approved by Washoe County, it was with the stipulation that the Association would be responsible for the maintenance of the asphalt pedestrian paths. He added that CRHA is responsible for the repairs and sealing of the asphalt pedestrian paths and the entire trail system in Caughlin Ranch. A homeowner asked if the sidewalks are the responsibility of the homeowner and could a homeowner be legally liable, if someone slips or falls. Michael Chapman, the Association's legal counsel, indicated that "yes" the property owner can be held liable. The Board directed CRHA staff to use the Caughlin Rancher and/or the Caughlin Ranch website for frequently asked questions, such as snow removal, and provide phone numbers to homeowners regarding who to contact.

DEFINE REGULATIONS FOR ON STREET, DRIVEWAY AND SERVICE TRUCKS PARKING

The Board discussed the City of Reno regulations for on-street parking, driveway parking and service truck parking. Manager Trudell explained that NRS 116 prohibits any homeowners' association from enforcing parking regulations on public right of ways. He stated there are city and county codes that address the issue, and if it is reported that a vehicle has not moved, they will monitor the situation and enforce any code violations, if the vehicle has not moved within 48 hours. He indicated that homeowners
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should contact Reno Direct at 334-info to file a report. He added that the Caughlin Ranch CC&Rs do not provide for driveway restrictions. A homeowner asked about unsightly vehicles in driveways. Manager Trudell stated that CRHA's CC&Rs are interpreted that if the vehicle is up on jacks for a long period of time or sits in the driveway with flat tires, this would be considered an unsightly or an abandoned vehicle, and the Association would send the owner a letter instructing them to remove the vehicle, maintain it in an operable condition or store it in the garage. The question was raised about commercial vehicles. Manager Trudell said there is a no commercial activity allowed restriction on residential properties within Caughlin Ranch, with an exception for in-home businesses allowed by city or county code. However, there are no CC&R restrictions regarding commercial vehicles. Commercial vehicles would be restricted by city or county code.

DISCUSS OPTIONS FOR SPEEDING ISSUES ON CAUGHLIN PARKWAY

The Board discussed speeding issues on Caughlin Parkway. A member of the Advisory Committee stated her concerns about speeding vehicle traffic in the vicinity of the Evergreen subdivision. The Manager stated that the Association had requested that the City of Reno enforce the speed limit on Caughlin Parkway. As a result, more speed limit signs were installed on Caughlin Parkway, the RPD has sent out motorcycle officers on patrol, and at one point, the city set-up the radar trailer with the digital reading of the speed of the vehicle traffic. He stated that the radar trailer is no longer available due to vandalism.

The Board requested that the Manager attend the Ward One meeting to express concerns about speeding vehicles on Caughlin Parkway, and to request installation of a solar powered speed monitoring sign similar to the one installed Village Green Parkway by the school or other traffic calming devices.

DISCUSS RESOLUTION FOR ON STREET PARKING ON RIMFIRE CIRCLE

The Board discussed the resolution for parking issues on Rimfire Circle. The Manager explained that the developer requested that the cul-de-sac streets in Juniper Trails be narrower than typical Washoe County standards. The Manager stated that the Washoe County Planning Commission required that "No on Street Parking" signs be posted in all Juniper Trails cul-de-sacs to allow for emergency vehicle access. The Manager stated that NRS 116 prohibits the Board, the CC&Rs and CRHA staff from enforcing any restrictions on public right-of-ways. He added that the Caughlin Ranch Development Standards Handbook specifically references the no "on street" parking restriction in the cul-de-sac street section for Juniper Trails.

The Manager stated that the Association has received a number of calls from homeowners requesting that the "No on Street Parking" be enforced. However, the most recent complaints from homeowners regarding the enforcement of the "No on Street Parking" are from opposite point of view. Due to a number of tickets issued by the Sheriff's Office, several members have suggested that the signs be removed. The Board has agreed that the signs were originally installed by the developer and that the Association has no legal right to remove the signs which are located in the public street right-of-way. It was agreed that the restriction against parking on the street on Juniper Trails cul-de-sacs was for public safety. The Board directed the Manager to contact a homeowner regarding the parking issue.

The Board directed CRHA staff to place a question and answer article in the *Caughlin Rancher* regarding ongoing issues and to create a hard copy on file. The Board directed CRHA staff to place a frequently asked questions page on the Association's website.

A homeowner asked for clarification regarding traffic signage. He stated that many of the speed limit signs are blocked by overgrown trees. The homeowner asked who is responsible for the trimming of those trees? The Manager stated it would be the property owner's responsibility.

DISCUSS OPTION OF CAUGHLIN RANCH PROVIDING SIGNAGE FOR ACTIVE NEIGHBORHOOD WATCH GROUPS

The Board discussed the option of Caughlin Ranch purchasing Neighborhood Watch signs for groups with active Neighborhood Watch programs. Director Attaway asked the Manager if a standard Neighborhood Watch sign could be approved by the ACC. The Board agreed. Upon a motion and a second, the Board unanimously approved to purchase a maximum of two (2) Neighborhood Watch signs for each group with active Neighborhood Watch programs with the condition that all signs receive ACC approval.

A homeowner asked if a sign located on a fence on Caughlin Parkway had been approved by the ACC. The Manager stated it was not approved. The homeowner commented that she had requested CRHA staff to remove the sign on several occasions. The Board instructed CRHA staff to contact the homeowner to have the sign removed. The Board instructed CRHA staff to place this item on the policy workshop list. No further action was taken.

DISCUSS OPTION OF PURCHASING LED CHRISTMAS LIGHTS FOR RIVER RUN & MAYBERRY MEADOWS UNIT 4 FOR 2010

The Board discussed the option for purchasing LED holiday lights for the River Run and Mayberry Meadows Unit 4 for 2010. The Manager reported the availability of power is limited because there is no separate power source for lights at the entrances to Mayberry Meadows Unit 4. The Manager reported that the Board did not approve the proposal provided by Action Electric for the River Run entrance for the amount of \$10,025 to provide new power service. Randy Lisenby stated there are approximately 3000 lights on each tree and the cost for LED lights would be approximately \$360 per tree. Director Attaway requested a cost analysis be provided to the Board. Director Chern requested that the LED lights be tested with the available power source before large quantities of lights are purchased. The Board directed Lisenby to purchase one set of LED lights and test the product and to bring the results of the test as well as a cost analysis back to the Board. The Board directed staff to place this item on the next agenda (March 10, 2010).

JUNIPER TRAILS UNIT 7 (PRONGHORN COURT CONSTRUCTION)

The Board discussed the request from a Juniper Trails Unit Seven property owner that new drainage improvements be constructed in the Caughlin Ranch common area. The Manager reported that CRHA staff repaired the existing drainage facility and has been monitoring the drainage improvements. He commented that at this time the repairs appear to be operating as designed. The Board instructed CRHA staff to monitor this area and report to the Board if any issues arise. No further action was taken.

DISCUSSION OF ENGAGEMENT OF TRANSCRIPTION SERVICE

The Board discussed the option of an engagement of a transcription service for the preparation of Caughlin Ranch Board of Directors minutes. Director Attaway proposed the use of a transcription service. She stated in her past experience it is more efficient and effective. She added this would help eliminate a lot of staff time currently being spent on the preparation of the Board meeting minutes. The Board discussed two proposals. The Board discussed the difference between the proposals. The Board directed CRHAfinalminutes1.06.2010:

the Manager to contact the services of Transcends Transcription to obtain a contract for the Board to review at its next meeting. Director Chern suggested that the services be done on a trial basis for a period of three (3) Board meetings to ensure the effectiveness. It was agreed that the contract could have an option to continue the services thereafter. Upon a motion and a second, the Board unanimously approved the motion to authorize the manager to request a contract from Transcends Transcription Services, as described above, to be reviewed at the next Board meeting on March 10, 2010.

DISCUSSION OF HOA ATTORNEY REPRESENTATION

President Burke suggested that the Board send out RFP's for legal representation for the Association. Director Chern agreed and stated that it is the Board's fiduciary duty to regularly look at costs. Director Attaway suggested that this item be tabled until the 2008 RFP can be reviewed by the Board. Director Attaway proposed that a written policy be adopted for the regular review of all outside services and contracts. The Board agreed and no further action was taken.

A Juniper Trails homeowner stated that he had been on the General Counsel Search Committee, and the Board had approved the committee's recommendation that Michael Chapman be retained as the Association's General Counsel. He added that Mr. Chapman's law firm has a great track record representing the Association. It was his understanding that this had occurred in 2008.

BOARD APPOINTMENT OF ASSOCIATION OFFICERS

The Board discussed the appointment of the officers for 2010. Director Simon made a motion to nominate Millie Burke as President, Mike Chern as Vice President, and Michael Heffner as Treasurer and Michele Attaway as Secretary. There were no more nominations. Upon a second, the Board unanimously approved the 2010 Officers for the Caughlin Ranch Homeowners Association Board of Directors.

ESTABLISH AND APPOINT EMPLOYEE BENEFITS COMMITTEE

The Board discussed the appointment to establish and appoint an employee benefits committee. President Burke stated the following homeowners have volunteered to serve on the committee: Wayne Wiswell, a Heritage on the Green homeowner with human resources experience, George Bonari, a Juniper Trails homeowner and CPA and Jane Schaffer, a Traditions homeowner who also has experience in human resources. She stated that they are all well qualified volunteers. Director Attaway offered to serve as the Board representative on the committee. Upon a motion and second, the Board appointed the individuals described above to serve on the employee benefits committee.

REVIEW OF THE 2009 CONSUMER PRICE INDEX

The Manager reported that the 2009 Consumer Price Index (CPI) Western Urban increase is not available until after January 15, 2010. The Manager reported that all employees whose salary is at or exceeds the 75th percentile range are eligible only for a wage increase equal to a cost of living increase based on the Consumer Price Index (CPI) Western Urban. These employees are Mike Trudell, Linda Jussen, Randy Lisenby, and Katrina Rehkop. President Burke stated that the Manager has the authority to disburse raises in accordance with the Board's Salary and Bonus Policy. The Board directed the Manager to report the 2009 Consumer Price Index (CPI) Western Urban percentage to the Board after it is reported by the Bureau of Labor and Statistics on the 16th of January. If there is an increase, the Board instructed the Manager to make the 2009 CPI increase retroactive to the employees' wages and salaries effective January 1, 2010. The Association's attorney agreed and stated that the Board policy is already in place so no further Board action is required.

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CAUGHLIN SCHOOL USER FEE

The Board discussed the new Washoe County School District's (the District) user fee schedule for the Caughlin Ranch Elementary School. The Manager reported that the District would be charging the Caughlin Ranch HOA for use of the Caughlin Ranch Elementary School facilities starting July 1, 2010. The fee for the multipurpose room will be \$40.00 per use for a maximum of four hours, then \$10.00 for each additional hour. The cost for the library is \$15.00 per use for a maximum of four hours, then \$3.75 for every additional hour. All fees are to be paid at the time of application. If the meeting exceeds 11:00 p.m. , the CRHOA will be billed at a cost of \$27.50 per hour for each custodian. The Manager stated that the user fees would not take effect until after July 1, 2010, and that the first Board meeting in 2010 to require a fee is scheduled for September 1st and for each meeting scheduled at the school thereafter. The Board took no further action.

NEW SIGNATURE CARDS

The Board discussed the new signature cards for the various financial institutions. The Manager reported that in accordance with past Board policy, the Association's Board traditionally authorizes all directors to sign checks drawn on all Caughlin Ranch cash and reserve bank accounts. Two (2) signatures are required on all checks. He added that per state law, the Manager cannot sign reserve account checks and two (2) Board Members are required to sign all checks drawn on the Association's reserve accounts. He added that the Caughlin Ranch operating cash account checks also require two (2) signatures and that traditionally, Manager Trudell is authorized to be one of the two (2) signatures on these (non-reserve) account checks. The exception to this rule is that Mr. Trudell is not authorized to sign any check made payable to himself or on the business credit card. He concluded that the actual signing of the signature cards should be conducted at the office, since copies of driver license and other information is required.

Director Attaway made a motion to have the President and Treasurer have signature authority. Director Chern stated that historically all directors have signing authority. The motion was amended to that effect, and then the motion was withdrawn. President Burke stated that this couldn't be resolved until a resolution can be presented to the Board. The Board directed legal counsel to provide a resolution. The Board can resolve that all directors have signature authority in the form previously approved by the Association's legal counsel in the previous year. The Manager was directed to send a copy of the Resolution to the Board members. Upon a motion and a second, the Board unanimously approved that all Board members with the exception of Director Simon, who declined, have signature authority.

HOMEOWNERS' WRITTEN CONCERNS

Paul Jackson asked that his comments be attached to the official record of the minutes. He further asked that the Association's Manager, Mike Trudell, be restricted from enforcing CC&Rs against him or his property. Chairman Burke stated that the issue could become a personnel issue and the outcome will be determined in a confidential executive session. Mr. Jackson asked for a timeframe when the Board would render its decision. The Association's legal counsel, Michael Chapman, explained that a specific time frame is not practical. He explained that there must be a gathering of information, which may require subsequent Board review. Mr. Chapman offered to respond to Mr. Jackson within 90 days. Mr. Jackson agreed that 90 days would be sufficient; however, he would take action after that time, if he did not receive a response. Mr. Chapman suggested that there may be intervening circumstances that would prevent a response from the Board. Mr. Jackson stated that the Board would need to get an extension, if it appeared that the response could not be provided within 90 days. Chairman Burke ordered that the CRHAFinalminutes1.06.2010:

homeowner's written comments be attached to the Board meeting minutes. There was no further action taken by the Board.

MEMBER COMMENTS (on any topic)

President Burke stated this part of the agenda was changed in SB 182 to require that the Board allow any CRHOA members to comment at the Board meetings at the beginning and at the end of any Board of Directors meeting. President Burke asked if there were any other comments relating to any topic.

A Cottages homeowner stated that snow removal is an issue, because some homeowners don't remove the snow in front of their property from the public sidewalks. He requested that the Board set a policy to require homeowners to promptly remove snow from the sidewalk, so he and others could walk in their neighborhood. The Manager explained that it is a municipal code requirement, and the City of Reno enforces the city code. The Manager suggested that the homeowner contact the City of Reno. The matter will be investigated and determine if any violations of municipal code have occurred. The city staff would need to take any enforcement actions. The homeowner was instructed to contact Reno Direct at 334-2099.

EXECUTIVE SESSION

A Juniper Trails homeowner requested to appeal a previous Board action requiring that their fence be replaced. The Board agreed that the previous condition placed by the Board would remain; however, the homeowners were given to September 1 to comply with the Board action.

A Juniper Trails homeowner requested to appeal a fine. The Board reviewed the Fine Hearing Committee's previous action, and the homeowner's appeal. The Board waived the fine with conditions.

A Vantage Point homeowner requested to appeal a fine. The Board reviewed the Fine Hearing Committee's previous action, and the homeowner's appeal. The Board required the fine to be refunded.

A Vista Pointe homeowner requested to appeal a fine. The Board reviewed the Fine Hearing Committee's previous action, and the homeowner's appeal. The Board did not waive the fine.

The Board discussed several personnel matters. The personnel matters are confidential. The Board continued the personnel matters for a future executive session.

The Board discussed current litigation. The Manager reported that the Association's attorney in the insurance claim had filed for Summary Judgment in the case. The Association's attorney notified the Board that it must follow up with threatened litigation.

There being no further business to come before the Board the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Michele Attaway, Secretary

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