

CAUGHLIN RANCH NEIGHBORHOOD ADVISORY COMMITTEE

August 19, 2010

Meeting Held at the Caughlin Club 7:00pm – 8:15pm

IN ATTENDANCE:

Norman Huckle – Caughlin Creek
Christie Howard - Mayberry Meadows II
Larry MacNeil – Castle Ridge

Joe Dowden – Mountainshyre
Hal Baran – Caughlin Creek
Gina Pedrini – Eaglesnest

Millie Burke – Promontory Pointe
Jane Schaeffer – Creek Ridge
Paul Hershey – General Manager

MEETING SUMMARY – COMMENTS & CONCERNS:

INTRODUCTION OF PAUL HERSHEY: Millie Burke welcomed General Manager Paul Hershey to Caughlin Ranch and introduced him to the Neighborhood Advisory Committee. Paul Hershey expressed his appreciation for being accepted as the new General Manager for Caughlin Ranch, as well as his excitement about the position. He welcomes both the opportunities and challenges here in Caughlin Ranch. Paul wants homeowners to feel free to contact him for any concerns they may have. He has a 24/7 open door policy, wants to address issues as soon as possible, and is working on improving customer service and turnaround time on homeowner concerns. **Paul encourages homeowners to call him directly at 746-1499 or email him directly at paul@caughlinhoa.com.**

CAUGHLIN CREEK: (1) Homeowners thank Randy and the landscape crew for cutting down a tree between 3950 & 3960 Innsbruck Court. However, a large stump hole now exists and it needs to be filled in with soil & sod. (2) Homeowners are inquiring about garage sales & whether or not they are permitted. People are unclear as to CC&R's pertaining to garage sales. Some neighbors are leery of having lots of people meandering around, given the recent, nearby. Homeowners are requesting clarification. (3) Each year, the snowplow dumps a very large pile of snow right near the driveway of 3950 Innsbruck Court. The pile stays for months, which is inconvenient to the neighbors in that area, and consequently, there is no grass in spring because the snow is killing everything beneath it. (4) A request has been made that the landscape crew provide more clearance around fire hydrants. Chinook Creek's fire hydrant is one that needs maintenance & clearance.

Action Item: Randy & landscape crew to visit site at Innsbruck Court and make necessary soil & sod repairs.

Action Item: Caughlin Ranch Staff may need to clarify garage sale regulations & advise Caughlin Creek HOA.

Action Item: Randy & landscape crew to maintain appropriate fire hydrant clearance in Caughlin Creek and CRHA

CAUGHLIN CREEK (ISSUE FROM MEETING OF 4/22/10 AND 6/24/10): Some of the dead plants were removed and the homeowners thank Randy and his crew. However, some of the issues mentioned at previous NAC meetings have not yet been addressed. There are overgrown trees and junipers in the common areas that need pruning.

Action Item: CR Staff to advise Caughlin Creek HOA as to when these matters will be addressed.

XERISCAPE LANDSCAPING: A concern as to the xeriscaping concept the ranch is taking on: While it's a good idea to use less grass, and to use shrubs that conserve water, there appears to be too few shrubs being planted in some areas. Several locations are looking very sparse and sometimes the plant material looks unhealthy. Compliments on the xeriscaped area outside the Seasons development along Caughlin Parkway.

Action Item: CR Manager and Randy to consider adding more shrubs & perennials to areas that are not currently meeting Caughlin Ranch aesthetic standards.

SNOW SEASON REQUESTS: (1) A request of CR Staff to make sure that a lot of nice plants don't get placed where tons of snow will get dumped. (2) CR needs a "snowplow plan" for when we receive excessive snow. If a plan exists already, it needs to be reviewed before the snow season arrives so that everyone operating a plow and clearing & dumping snow understands the guidelines. Paul advises that there is a pre-emergent that can be put down to prevent killing grass.

Action Item: CR Manager and Randy to discuss "snowplow plan" and review with snowplow crew.

CASTLE RIDGE: A homeowner thanks Paul Hershey for quickly addressing foreclosed homes & neglected yards in the neighborhood. Feels Caughlin Ranch is over-lawyering by not getting involved in abandoned & neglected properties and that homes that are not complying need to be liened. Wants to see ranch take care of these properties. Paul advises that due notice must be given to property owners before we can enter property, that banks are skirting issues, some titles are incorrect, but that banks are now being forced to be accountable. Homeowner states that he doesn't want the ranch to be so fearful of liability & requests that CR stop reacting as if it's held in handcuffs, & to stop avoiding involvement so we can improve these individual situations. Paul advises that he is looking into how to more efficiently collect the nine months of assessments due by homeowners. We need timely restitution. Banks are now being required to change title over as they foreclose on homes.

Action Item: CR Manager to discuss particular maintenance situations and recommendations with Board.

ALUM CREEK: Do we have a big contradiction there? They've been testing the area. What is going on? Paul has requested the reports to get an update on the current status of Alum Creek.

MAYBERRY MEADOWS II: (1) Homeowners compliment the new sidewalk. It's very appreciated. However, grass needs to be added to space along sidewalk edge. Paul advised that he and Randy Lisenby have discussed the area in detail, and that it's on Randy's list to address. Sprinklers will be moved out & away from fencing so water does not cause damage, new shrubs will be added to the landscaping to improve aesthetics. (2) A homeowner stated that Caughlin Ranch still needs to address soil coverage with either decomposed granite, bark or river rock to prevent loose dust from blowing into homes. Paul indicated that CR Staff is considering options for soil compaction & erosion control in this specific area as well as throughout the ranch. (3) A request is made for landscape staff to address corner of Riverberry & River Run. And also, if considering wildflower mixes, to be wary of noxious weed seeds that get mixed in. (4) Costco already has Christmas supplies in stock. Per previous discussions and requests for brighter lighting at the entrance to River Run and Mayberry Meadows II, now is the time to start looking for LED lights to try out. If they are indeed brighter than what the current power supply shows with regular lights, MMII requests purchasing and setting them up for the upcoming holiday season. **Action Item: CR Staff to advise MMII NAC reps with anticipated timeline for sidewalk edge grass project; plan for erosion control and timeline for implementation on River Run; update on landscape plans for corner of River Run and Riverberry; and outcome of testing of LED lighting at entrance to River Run & Mayberry Meadows II.**

VILLAGE GREEN PARKWAY: This parkway has morphed into a main thoroughfare and a storage area for trucks & trailers. 4599 VGP has a Ford Bronco with expired tags, license plate 4USJ313, a flat tire, is leaking oil, and is stored permanently in the driveway. There's also a lawn service truck with a big yellow crown, #4597 four-door extended one-ton pick-up that does not fit in driveway without blocking sidewalk, and it gets worse in winter when they put on the snowplow attachment. These violators need to be addressed. Village Green Parkway is not a storage facility. Another homeowner stated that leaking oil is an environmental hazard and that all hazards should be addressed right away with the Health Dept. **Action Item: CR Staff to address parking violations, either through CC&R enforcement or city regulations.**

COMMUNITY EVENTS: Village Green Park is a great facility for community gatherings and events and it's right here in Caughlin Ranch. Homeowners suggest that Caughlin Ranch organize 2-3 events per year for homeowner gatherings, musical performance events, "art in the park", something like the old "Caughlin Days", etc. **Action Item: General Manager to suggest events to Board, or work with Board to plan events for next year.**

CREEK RIDGE: (1) Issues with trailer being stored on street full-time. Other neighbor running a business out of the home which has five employees, which in turn brings in 5 more cars. Concerned about renters not adhering to CC&R's. (2) Both entrances need additional evergreen plant material and perennials. Lower sign needs letters again. **Action Item: CR Staff to address parking violations, either through CC&R enforcement or city regulations.**
Action Item: Randy to address sign repair and additional plantings at Creek Ridge entrances.

CAUGHLIN RANCH ENTRANCE AT SCOLARI'S: There are several dead mugo pines in the right, upper corner planter at the signal. The same area also needs more perennial color. **Action Item: Randy to replace dead plant material with new evergreens, as well as add more perennials.**

MOUNTAINSHYRE and CAUGHLIN PARKWAY ENTRANCE AT SCOLARI'S (From 6/24/10): Randy and the landscape crew were complimented on the spiky, blue-flowering perennials planted in the island at the entrance to the upper Pinehaven/Pines area. A homeowner requested that similar perennials with bold, blue color be added at the entrance to the Mountainshyre neighborhood. Another homeowner made the same suggestion for the medians at the highly visible Caughlin Parkway entrance near Scolari's. This would include the medians on Caughlin Parkway from McCarran to Village Green. **Action Item: Randy to address additional blue perennial planting in these areas & plant as schedule allows.**

OVERVIEW: Paul indicates that CR needs to look all issues, but that everything cannot be solved overnight. People need to understand their contract and responsibility between the association and themselves, their neighbors and the membership, and that *everyone* must comply. He acknowledges that CR has been somewhat remiss in follow-up, that we need to enforce CC&R's in a congenial way, and re-address all issues. We need consistency, and we need a process that can be adhered to.

REQUEST TO LANDSCAPE STAFF: NAC Committee requests that a spreadsheet be developed that can be accessed via the website that shows each neighborhood, the landscape tasks to be completed, and the approx. date the work is scheduled. **Action Item: CR Manager & Staff to develop & implement neighborhood landscape project spreadsheet & post to website.**

REQUEST TO MANAGEMENT & STAFF: NAC Committee requests that a process be developed and implemented whereby each issue in the NAC Report is acknowledged, addressed, followed up on, and status is systematically communicated back to the NAC. **Action Item: CR Manager and Staff to develop and implement NAC action item and/or task process as noted.**

End

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