



**Caughlin Ranch Homeowners Association  
Board of Directors General Business Meeting Agenda  
6:00 p.m. Wednesday, July 24, 2019  
1070 Caughlin Crossing, Reno, NV 89519**

*Note: Sean Gephart, Noxious Weeds Coordinator with the NV Department of Agriculture, will provide a presentation beginning at 5:15 p.m.*

- 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 and/or concerns, please avoid repetition.
- 3. Minutes:**
  - 3.1. Review & approve May 29, 2019 Board of Directors General Business Meeting Minutes \*
- 4. Finances:**
  - 4.1. Review & accept Unaudited Financial Reports as of May 31, 2019 \*
- 5. Reports & Updates:**
  - 5.1. Landscaping, Irrigation/Conservation & Maintenance; L&M Superintendent Lisenby
  - 5.2. Architectural Control Committee (ACC); Secretary Naccarato
  - 5.3. Finance & Budget Committee (F&B); Treasurer Ames
  - 5.4. Community Events; Vice President Attaway
  - 5.5. Pending Legal Matters & Executive Session Summary; Attorney Oliphant
  - 5.6. Strategic Planning Sessions; President Dennis
  - 5.7. Community Information & News; GM Olson
- 6. New Business:**
  - 6.1. Approve cost to repair exit gate at Mountainshyre \*
  - 6.2. Approve cost for professional weed control spraying \*
  - 6.3. Approve Phase II Rockery Wall Evaluation \*
  - 6.4. Approve cost of CMU retaining wall investigation \*
  - 6.5. Approve revisions to Employee Handbook \*
- 7. 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.
- 8. Announce Future Meeting Dates & Adjourn \*: (all meetings are held at the address shown above)**  
*The next Strategic Planning sessions are tentatively scheduled for 3:00 p.m. on Wednesday, August 7th and August 21st.*

Aug 26th	2020 Budget Review Workshop 4:00 p.m.
Sept 23rd	Board Agenda Workshop 4:00 p.m. (final 2020 Budget review)
Sept 25th	Executive Session 4:30 p.m. Board General Business Meeting 6:00 p.m., approve 2020 Budget; member ratification required at Annual Meeting

*Note: NV HOA Lobbyist Garrett Gordon, Partner with Lewis, Roca, Rothgerber, Christie, LLP will provide a 2019 Legislative Update beginning at 5:15 p.m. on Sept. 25th.*

*Items identified with an asterisk "\*" are intended for Board action. 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. General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. You may also call 775-746-1499 to obtain a copy. Agendas are available at least seven (7) calendar days before each scheduled Board Meeting. 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.*