



**Caughlin Ranch Homeowners Association
Board of Directors General Business Meeting Agenda
6:00 p.m. Wednesday, March 18, 2020
1070 Caughlin Crossing, Reno, NV 89519**

- 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 January 15, 2020 Board of Directors General Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept 2019 Year-end Financial Audit * (McClintock Accountancy CPA will be present)
 - 4.2 Review preliminary (un-audited) Financial Reports dated January 31, 2020
- 5. Reports & Updates:**
 - 5.1 Finance & Budget Committee (F&B); Treasurer Black
 - 5.2 Landscaping, Maintenance (Village Green Park) and CMU Wall; L&M Superintendent Lisenby
 - 5.3 Architectural Control Committee (ACC); Secretary Naccarato
 - 5.4 Community Events; Vice President Attaway
 - 5.5 Branding / Signage Ad Hoc Committee; Vice President Attaway
 - 5.6 Computer Network, Back-ups and IT; Director Chern
 - 5.7 Pending Legal Matters & Executive Session Summary; Attorney Oliphant
 - 5.8 Community Information; GM Olson
- 6. Old Business:**
 - 6.1 Approve Burgarello Agreement (Sale or Lease Option) to upgrade 1070 building monitoring *
- 7. New Business:**
 - 7.1 Ratify Black Eagle Consulting, Inc. Geotechnical and Inspection/Testing Services Agreement *
 - 7.2 Approve Padovan Consulting, LLC Construction Management for Pavement Maintenance Proposal *
 - 7.3 Approve Revised General Landscape Requirements *
 - 7.4 Approve Revised Seasonal Employee Handbook *
 - 7.5 Approve General Counsel Engagement with LKG for review of agreements and/or contracts if/when Attorney Oliphant has a conflict *
 - 7.6 Approve Standard Form of Agreement and General Conditions Between Owner and Contractor (lump sum price) *
- 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 & Adjourn *: Board Agenda Workshop at 4:00 p.m., Monday, May 18, 2020; Board of Directors Executive Session at 5:00 p.m. and General Business Meeting at 6:00 p.m. on Wednesday, May 20, 2020**

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. (Continued)*

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.