



**Caughlin Ranch Homeowners Association
Board of Directors General Business Meeting Agenda
6:00 p.m. Wednesday, July 28, 2021
In person and virtual via GoToMeeting**

- 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 26, 2021, Board of Directors General Business Meeting Minutes *
- 4. Finances:**
 - 4.1 Review & accept April 30 and May 31, 2021 (unaudited) Financial Reports *
- 5. Reports & Updates:**
 - 5.1 Finance & Budget Committee (F&B); **Treasurer Bremer**
 - 5.2 Landscaping and Maintenance; **L&M Superintendent Lisenby**
 - 5.3 Architectural Control Committee (ACC); **Secretary Naccarato**
 - 5.4 Community Events; **Vice President Attaway**
 - 5.5 2021 Strategic Plan; **Secretary Naccarato**
 - 5.6 Pending Legal Matters & Executive Session Summary; **Attorney Oliphant**
 - 5.7 Community Information; **Interim GM Wheeler**
 - 5.8 Status of Whispering Canyon's common area turn-over to CRHA; **Interim GM Wheeler**
- 6. Old Business:**
 - 6.1 Approve cost to reseal/repair Village Green Park tennis courts *
 - 6.2 Ratify cost to install new click to enter and KNOX lock box at the Mountainshyre gate *
- 7. New Business:**
 - 7.1 Approve PPHOA Landscape Contract Services agreement 11-1-2021 through 11-30-2022 *
 - 7.2 Approve Sierra Gate and Control proposals for installation of new loops, safety pads and safety chains to top of each Mountainshyre gate *
 - 7.3 Approve Sierra Gate and Control proposals for installation of safety pads and safety chains to top of each of the Caughlin Creek Gate 1 and Gate 2 gates *
 - 7.4 Approve All Pro Security proposal for 5 new cameras at CRHA office *
 - 7.5 Appoint Search Committee for New General Manager *
 - 7.6 Appoint 2022 Budget Review Committee *
- 8. Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding any association matters.** 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.

**9. Announce Future Meeting Dates & Adjourn *:
2022 Budget Review Workshop on Monday, August 23, 2021, at 4:00 p.m.**

Board Agenda Workshop on Monday, September 27, 2021, at 4:00 p.m.; Executive Session Workshop will immediately follow.

Board of Directors Executive Session on Wednesday, September 29, 2021, at 5:00 p.m. and General Business Meeting at 6:00 p.m.

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.

The following details are for joining the meeting virtually via GoToMeeting:

- **Workshop - Review of July 28th Board Meeting Agenda on Monday, July 26, 2021, beginning at 4:00 PM to 5:00 PM (Estimated time)**

Please join the Workshop from your computer, tablet, or smartphone:

<https://global.gotomeeting.com/join/235350861>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 235-350-861

- **Board of Directors General Business Meeting Wednesday, July 28, 2021, 6:00 PM to 7:00 PM (Estimated time)**

Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/275405157>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 275-405-157