

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
2020 Annual Election and 2021 Budget Ratification Meeting Minutes
Wednesday, December 2, 2020
1070 Caughlin Crossing, Reno, NV 89519

Board Members in attendance via teleconference and/or telephone:

Al Dennis, President	Michele Attaway, Vice President
Drew Naccarato, Secretary	Allen Black, Treasurer
Mike Chern, Director	Margaret Getz, Director
Michael Ginsburg, Director	

Others in attendance via teleconference and/or telephone:

Lorrie Olson, Community/General Manager
Sandy Wheeler, Bookkeeper/Assistant Manager
Shawn Oliphant, Association Attorney
5 Homeowners

12:05 p.m. Monday, November 16, 2020:

1. Call to order; a quorum is not required. Via teleconference with GM Olson and Assistant Manager Teepe at the CRHA office and Bob McClintock and 2 McClintock staff members at the McClintock Accountancy office to conduct the opening and tallying of the secret ballots. There was no one else in attendance at this meeting.
2. Secret Ballots were opened and tallied by 3 staff members of McClintock Accountancy.
3. At 3:55 p.m., the Annual Homeowners and Ballot Count Meeting was recessed. The meeting will be reconvened at 6:00 p.m. on Wednesday, November 18, 2020 via teleconference.

The Annual meeting was postponed till December 2, 2020 at 6:00 p.m. due to a fire that started on Wednesday, November 18, 2020.

6:00 p.m. Wednesday, December 2, 2020:

4. President Al Dennis called the Annual Homeowners and 2021 Budget Ratification Meeting to order at 6:06 p.m.; a quorum is not required.
5. **Member Comments:**
Homeowner expressed her concern regarding fire danger due to the recent fire.
GM Olson confirmed she received this homeowner's letter, and she will be reading it into the minutes of the General Board of Director's meeting that will immediately follow this meeting.
6. **Introductions & Recognition:** Board Members; President Dennis introduced the current Board Members as follows:
He advised he has been serving as Board President
Michele Attaway, Vice President
Drew Naccarato, Secretary
Allen Black, Treasurer
Mike Chern, Director
Margaret Getz, Director
Mike Ginsburg, Director

Committees Member Introductions:

Architectural Control Committee (ACC) Members; Paul Gianoli and Guy Grimsley are Co-Chairs, Jon Ericson, Bill Houston, and Kelvin Voeller; a Landscape Consultant. We have two Architects who serve as advisors: Gail Richie and Chuck Matetich. Our engineering advisor is Seth Padovan, P.E. and our Board Liaison is Drew Naccarato, Board Secretary.

Finance & Budget Committee (F&B); Mike Heffner and Larry Morris are Co-Chairs, Joyce Thompson, Vince Ames, and Allen Black.

Events Committee; Vice President Attaway, Chairperson, Lisa Ericson, Mike Ginsburg, and GM Olson.

Caughlin Rancher; Vice President Attaway, Chairperson; Lisa Ericson, member and Editor/Publisher; Board Members Al Dennis and Mike Ginsburg, and GM Olson.

Branding / Signage Ad Hoc Committee; Vice President Attaway, Board Liaison, Gregg Stokes, Chairperson; members Signa Hird, Linda Shields, and Joyce Thompson.

Association's Attorney of Record; Shawn Oliphant of Vilorio, Oliphant, Oster & Aman LLP

Office Staff Introductions: Lorrie Olson, General Manger

Randy Lisenby, Landscape & Maintenance Superintendent

Kim Teepe, Assistant Manager/ACC/CC&R Compliance; Kim is the Manager of record for the Caughlin Creek Sub-Association.

Sandy Wheeler, Bookkeeper/Assistant Manager

Tina Jaramillo, Administrative Assistant; Joined the Caughlin Ranch Staff in October of this year.

7. **Approve Final Draft of November 20, 2019 Annual Election and 2020 Budget Ratification Meeting Minutes:**
MOTION: Vice President Attaway moved to approve the final draft of the November 20, 2019 Annual Election and 2020 Budget Ratification Meeting Minutes as presented; Treasurer Black seconded. Motion carried.
8. **Announce results of 2021 Operating and Reserve Budget Ratification:** GM Olson advised that there is no assessment increase and since a majority of the homeowners did not attend this meeting to reject the 2021 Budget, the 2021 Budget is therefore considered ratified.
9. **Announce results of 2020 Annual Election of Board Members:** GM Olson advised there were four (4) seats up for election. Michele Attaway, Mike Chern, Drew Naccarato have been re-elected and the new member to the Board is Steve Bremer; each will serve a 2-year term through 11/2022.

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GM Olson advised that she instructed McClintock Accountancy to count all yellow ballots with 4 or less votes which were not replaced and to tally the results of the yellow ballots with more than 4 votes that were not replaced to determine if they affected the vote outcome. GM Olson advised that McClintock determined that the yellow ballots with more than 4 votes did not affect the outcome of the election.

GM Olson thanked all the candidates who ran for the Board.

10. Member Comments: There were none.

11. Adjourn:

Director Attaway thanked Allen Black for his service on the Board.

MOTION: Director Naccarato moved to adjourn the meeting at 6:23 p.m.; Homeowner Allen Black seconded. Motion carried unanimously.



Al Dennis, President