

**Caughlin Ranch Homeowners Association  
Board of Directors Organizational Meeting Minutes  
Wednesday, November 17, 2021  
Via GoToMeeting and In-person**

**Board Members in attendance in-person or via teleconference and/or telephone:**

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

**Others in attendance in-person or via teleconference and/or telephone:**

Sandy Wheeler, Interim General Manager	Randy Lisenby, L & M Superintendent
Kim Teepe, Assistant Manager/CAM	11 Homeowners

1. **Call to order and establish quorum:** President Dennis called the meeting to order at 6:43 p.m. A quorum was established with six (6) Board Members present either in person via teleconference and/or telephone.

2. **Member Comments. There were none**

3. **Appoint 2022 Board of Directors Officers**

President Dennis reminded everyone that officers; President, Vice President, Secretary and Treasurer must also be added as officers under the Nevada State Contractors Landscape License that Caughlin Ranch HOA holds. This does require all new officers to complete a background check.

**Motion: Director Ginsburg moved to appoint Al Dennis as President, Michele Attaway as Vice President, Drew Naccarato as Secretary and Steve Bremer as Treasurer; Director Black seconded. Motion carried unanimously.**

4. **Member Comments**

Homeowner who has lived in Caughlin Ranch for over 25 years asked what can be done about the traffic, especially the speeders. The speeding has gotten out of control. She asked if speed bumps can be added to get people to slow down. This is occurring in both lower and upper Caughlin Ranch.

President Dennis advised that CRHOA purchased 3 speed monitoring devices in an attempt to get people to slow down. He advised that the streets are owned by the City/County and CRHA cannot add anything to them. We have asked for traffic to be patrolled and this is done infrequently.

Director Black who lives in the sub-association Promontory Pointe advised that the PPHOA purchased one also.

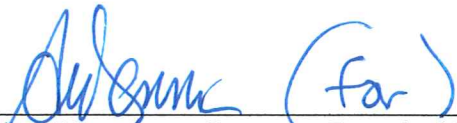
Interim GM advised that CRHA does notice homeowners to prune trees and shrubs back from the walkways and streets. IGM has emails from other homeowners with these same concerns

Caughlin Ranch Homeowners Association  
Board of Directors Organizational Meeting  
November 17, 2021

about traffic and she has obtained names of City/County personnel who might be able to assist CRHA in getting control of the traffic issues. She will be giving that to the New GM once she starts. She was also advised that it may take people attending City/County meetings to make them aware of the issues and find out if something can be done.

**5. Adjourn:**

**Motion: Secretary Naccarato moved to adjourn the meeting at 7:13 p.m.; Director Ginsburg seconded. Motion carried unanimously.**

  
\_\_\_\_\_  
Drew Naccarato, Secretary Board of Directors  
Caughlin Ranch Homeowners Association