

CAUGHLIN RANCH

HOMEOWNERS ASSOCIATION

Board of Directors Organizational Meeting Minutes

Wed., November 19, 2025 – Immediately following the 2025 Annual Members Meeting
Held In-person at Pinocchio's Reno and Virtually via GoToMeeting

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

Michael Ginsburg, VP/Acting President	Al Dennis, Director	Steve Bremer, Director
Jon Ericson, Secretary	Allen Black, Director	Harvey Miller, Director
Jeanne Naccarato, Director		

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

Lisa Nunley, General Manager	Randy Lisenby, L & M Superintendent
Sandy Wheeler, Assistant Manager/CAM	

80 Homeowners

1. Call to order and establish quorum:

Vice President Ginsburg called the meeting to order at 7:08pm. A quorum was established with seven (7) Board Members present either in person or via teleconference and/or telephone.

2. Member Comments.

There were none at this time.

3. Board to Elect 2025 Board of Directors Officers

*** All Board Officers will be required to also be an Officer on the Nevada State Contractors Board License. This requires a background check. ***

Vice President Ginsburg opened the nominations for the Officers of the Association and identified the positions as President, Vice President, Secretary and Treasurer.

Motion: Director Naccarato moved to nominate Michael Ginsburg for President, Al Dennis for Vice President, Jon Ericson for Secretary and Steve Bremer for Treasurer. Steve Bremer seconded. Motion unanimously carried.

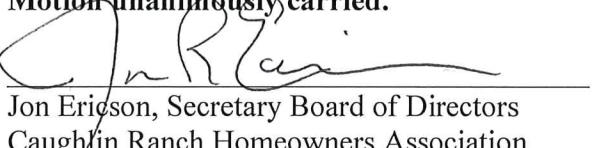
4. Member Comments

- A homeowner thanked the existing Board of Directors and the Office Staff for their hard work this past year. He then welcomed the new Board and wished them many blessings.

5. Announce Future Meeting Dates & Adjourn *:

- Board Orientation / Training on January 16, 2026, at 9:00 a.m.
- Board Agenda Workshop on Monday, January 26, 2026, at 4:00 p.m.; Executive Session Workshop will immediately follow.
- Board of Directors Executive Session on Wednesday, January 28, 2026, at 5:00 p.m. and General Business Meeting at 6:00 p.m.

Motion: VP Dennis moved to adjourn the meeting at 7:11p.m. Secretary Ericson seconded. Motion unanimously carried.


Jon Ericson, Secretary Board of Directors
Caughlin Ranch Homeowners Association