



**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.**

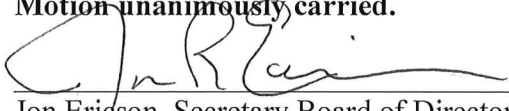
**4. Member Comments**

- 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.**

  
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Jon Ericson, Secretary Board of Directors  
Coughlin Ranch Homeowners Association