

Board of Directors General Business Meeting Agenda

Wednesday, July 29, 2026 @ 6:00 PM

Will be conducted virtually via GoToMeeting and In-person at the CRHA Offices

**** Log-in Information is on last page of the Agenda ****

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 or concerns, please avoid repetition.
3. **Consent Agenda**
 - a. **Minutes:**
 - Review & Approve May 20, 2026, Board of Directors General Business Meeting Minutes
 - b. **Reports & Updates:**
 - Finance & Budget Committee
 - Architectural Control Committee
 - Community Events
 - Branding / Signage Ad Hoc Committee
 - 2025-2029 Strategic Plan Update
4. **Finances:**
 - 4.1 Review & accept (un-audited) Financial Reports dated April 30, 2026, and May 31, 2026
 - 4.2 Review & approve Bad Debt Write-offs
5. **Reports & Updates:**
 - 5.1 Landscaping & Maintenance Dept., including Sheep Grazing, Village Green Park Playground Repairs
 - 5.2 Community Information, Caughlin Pkwy Speeding and Remediation Efforts
 - 5.3 Fire Adapted Community/Fire Wise Committee Update
 - 5.4 Executive Session Summary and Pending Legal Action against the Association; **Attorney Oliphant**
(Per NRS 116.31085 subsection 6)
6. **Unfinished Business:**
 - 6.1 Review and Possibly Approve Draft Charter for Fire Adapted Community / Fire Wise Committee
7. **New Business:**
 - 7.1 Ratify Jet Plumbing Annual Preventive Maintenance Agreement for HVAC System – 1070 Caughlin Xing
 - 7.2 Ratify Overhead Fire Protection Quote for Fire Hydrant Repair
 - 7.3 Ratify Outdoor Power Quote for Vibrating Plate Compactor
 - 7.4 Ratify Bruce MacKay Pumps Quote for Replacement of Pump C
 - 7.5 Ratify Board Action by Unanimous Consent for Approval of Right of Entry Agreement for Victory Sheep Co on Parcel #041-481-15
 - 7.6 Ratify Board Action by Unanimous Consent for Approval of Addendum to January 28, 2026, Contract with Victory Sheep Co for Additional Grazing on Parcel #218-030-01
 - 7.7 Review & Possibly Approve Purchase of Three (3) Drinking Fountains for Village Green Park
 - 7.8 Review & Possibly Approve Agreement with Vote-Now.com for Annual Elections (Electronic and U.S. Mailing) Facilitation
 - 7.9 Review & Possibly Approve Adjustment of Hourly Rates for Vilorina, Oliphant, Oster & Aman LLP

New Business, cont.

- 7.10 Review & Possibly Approve Temporary License Agreement for Common Area Access Lot DCRK-611
7.11 Review & Possibly Approve Proposal for Tennis Courts Repair/Resurfacing

8. Member Comments: This time is devoted to Association Members who have comments and/or concerns regarding any association matters. 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 & Recess/Adjourn

- **Thursday, August 20, 2026** - 2027 Budget Review by F&B and Board 4:00 p.m.
- **Monday, September 28, 2026** - Board Agenda Workshops 4:00 p.m.
- **Wednesday, September 30, 2026** - Board Executive Session 5:00 p.m.
- Board General Business Meeting 6:00 p.m.

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Log-in Information (for attending virtually):

**Workshop - Review of July 29, 2026, Board Meeting Agenda to be held on
Monday, July 27, 2026, beginning at 4:00 PM**

If joining remotely, 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 29, 2026, at 6:00 PM

If joining remotely, please join the meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/275405157>

You can also dial in using your phone. United States: +1 (571) 317-3122 Access Code: 275-405-157

Get the app now and be ready when your meeting starts: <https://meet.goto.com/install>

The Board may take action on any item on the Agenda. 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. The Agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. General Business Meeting Agendas are posted on the Caughlin Ranch HOA website and in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. A copy is emailed to unit owners who have authorized the Association to send notices to them electronically. You may also call 775-746-1499 to obtain a copy. 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.