CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

Board of Directors General Business Meeting Agenda
Monday, November 16, 2026 @ 5:00 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 September 30, 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 August 31, 2026, and September 30, 2026
4.2 Review & approve Bad Debt Write-offs

5. Reports & Updates:

5.1 Landscaping & Maintenance Dept., including Village Green Park Projects & Playground Repairs
5.2 General Manager's Report: 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: None for this meeting

7. New Business:

7.1 Review & Possibly Approve Annual SmartWebs Agreement eff 01/01/2027
7.2 Review & Possibly Approve Proposal for Rockery Wall Inspection by Corestone Engineering, Inc (CEI)
7.3 Review & Possibly Approve ESI Community Patrol Contract (Option A or B)
7.4 Review & Approve 2026 Staff Bonus and 2027 Staff Compensation Plan
7.5 Review & Approve Employee Health, Dental, Vision, Life Insurance Policies eff. 12/01/2026
7.6 Review & Approve Workers Compensation Insurance Policy eff. 01/01/2027
7.7 Review and Approve General Manager Contract eff. 01/01/2027

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:**
   - **Wednesday, Nov. 18, 2026** - 2026 Annual Members Election & 2027 Budget Ratification Mtg at 6:30pm
     - Organizational Meeting will immediately follow the 2026 Annual Members Election/2027 Budget Ratification Meeting
   - **Friday, Jan. 8, 2027** - Board Orientation/Training 10am – TENTATIVE
   - **Monday, Jan. 25, 2027** - Board Agenda Workshops 4:00 p.m.
   - **Wednesday, Jan. 27, 2027** - Board Executive Session 5:00 p.m.
     - Board General Business Meeting 6:00 p.m.

Log-in Information (for attending virtually):

Board of Directors General Business Meeting – Monday, November 16, 2026, at 5:00 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.