CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

Board of Directors General Business Meeting Minutes
Wednesday, July 29, 2026, at 6:00pm
Meeting held in-person at the Caughlin Ranch HOA conference room & virtually via GoToMeeting

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

Michael Ginsburg, President	Al Dennis, Vice President	Jon Ericson, Secretary
Allen Black, Director	Harvey Miller, Director	Jeanne Naccarato, Director

Board Members absent: Steve Bremer, Treasurer

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

Shawn Oliphant, Legal Counsel	Lisa Nunley, General Manager
Randy Lisenby, Landscape Supt.	Sandy Wheeler, Asst. Manager/CAM

6 Homeowners attending in-person; 1 attending virtually

1. **Call to order and establish quorum:** President Ginsburg called the meeting to order at 6:00p.m. A quorum was established with six (6) Board Members present either in person, via teleconference and/or telephone.

2. **Member Comments.** President Ginsburg welcomed those present and provided a brief overview of guidelines regarding Member Comments to the Homeowner(s) present. This item permits homeowners to give comments regarding items on the agenda.
   There were no member comments at this time.

3. **Consent Agenda.** The proposed Consent Agenda below was presented for the Board's acceptance or revision. President Ginsburg confirmed that all Board Members reviewed and were familiar with the Consent Agenda items prior to proceeding.

Motion: President Ginsburg moved to approve the items on the Consent Agenda except for Item(s) 3.b.ii. Landscaping, and 3.b.vii, which is requested be moved out of the Consent Agenda and placed on the Regular Meeting Agenda for discussion and possible action. Director Miller seconded. Motion unanimously carried.

   a. ***Minutes*:**
   ***Review & Approve May 20, 2026, Board of Directors General Business Meeting Minutes*.** The May 20, 2026, Board of Directors General Meeting Minutes were provided for the Board's consideration.

   b. ***Reports & Updates:***
   i. Finance & Budget Committee. The Finance & Budget Committee has not met since their Reserve Studies review on May 12th. Staff will be providing the F&B and the Board with draft 2027 budget information for their review prior to the next meeting scheduled for August 20th.
   Per Chairperson, Marty Kwitek, "your group has Caughlin operations on a great course."
   ii. Landscaping & Maintenance Dept., including Sheep Grazing, Village Green Park Playground Repairs. – moved to Item 5 Reports & Updates.
   iii. Architectural Control Committee. Eighty-three (83) applications were reviewed from 05/01/2026 through 06/30/2026. Of those, seventy-five (75) were approved with standard conditions, five (5) were denied, and three (3) were returned with requests for more information. The ACC meets twice per month on the 2nd and 4th Thursdays, except for November and December when they meet once per month. (A copy of the detailed list of submittals is provided to the Board in their Exec. Session packet.)
   iv. *Community Events/Caughlin Rancher*. The Events/Caughlin Rancher Committee met on July 14th to review potential topics and articles for the Sep/Oct 2026 edition of The Caughlin Rancher. Discussion also included review of July concerts thus far and the planning for other upcoming 2026 Events. A copy of the Board approved 2026 Events Schedule was provided for the Board's information.

v. ***Branding / Signage Ad Hoc Committee.*** The new logo continues to be incorporated into CRHA stationery, For Rent/Sale signage, banners, L&M uniforms, CRHA vehicles, HOA office building signage, and community signage. New signage for Caughlin Creek (both entries) and Seasons are completed. Caughlin Crest, Vantage Pointe and Village Green Park signs were repaired and repainted by CRHA Maint. Crews. The update to the upper Caughlin entry monument signage was completed in June 2025. Additional "No Motorized Vehicles" signs have been installed at Village Green Park. The full updated listing has not required an update since the last meeting.

vi. ***2025-2029 Strategic Plan Update***. The Board met on May 22nd to review the Strategic Plan as updated at the last meeting in March 2026. Some additional revisions were made and discussion ensued regarding best practices, community patrol, and various other operational items. Another update will be provided to the Board and then a meeting will be scheduled on a date to be determined.

vii. ***Community Information***. – moved to Item 5 Reports & Updates.

4. Finances:

4.1 Review & accept (un-audited) Financial Reports dated Apr 30, 2026, and May 31, 2026
The following report was read to the Board of Directors by VP Dennis. This report includes bank balances for the operating and reserve accounts:

- 2026 CD Schedule was enclosed.
- Treasurer Bremer has been provided with a copy of all the bank/investment statements and associated reconciliations along with the supporting financial reports.
- The Board Members have been provided copies of the GL Balance Sheet by Fund and the Statement of Revenues and Expenses as of April 30, 2026, and May 31, 2026.
- The bank statements are being reconciled and the financial reports reviewed and adjusted as needed monthly by the GL Accountant and Assistant Manager Wheeler to ensure CRHA is reporting on a true accrual accounting basis.
- The Association's cash position through May 31st:
  BALANCE SHEET
  Operating cash: $1,411,064.06
  Reserve cash and Investments/CD's Total: $1,556,715.31
  - CRHA = $845,707.17
  - Whispering Canyon = $217,776.65
  - Caughlin Creek/Deer Creek = $210,385.40
  - Mountainshyre = $282,504.35
  - Through May 31, 2026 on an accrual basis,

  REVENUE and EXPENSES REPORT
  - Total (Operating) Income was $1,368,740.79; over YTD Budget by $38,735.29.
    At this time, all reserve transfers are being deposited on a quarterly basis due to the positive cash flow.
  - Total (Operating) Expense was $1,039,420.12; under YTD Budget by $105,289.88.
  - Expense recap: Operating = $217,136.28 under budget by $38,991.72;
    Payroll = $592,181.59 under budget by $56,950.41;
    R&M = $171,038.89 under budget by $3,321.11;
    Utilities = $60,063.36 under budget by $6,026.64.
  - Total Reserve Income was $302,556.22; over budget by $5,877.72.
  - Total Reserve Expense was $60,563.96 over YTD Budget by $28,644.96; 2026 Reserve Expense Budget = $208,058.00.

The Board is required to review the Association's financial information in accordance with NRS 116.31083. The Association is following paragraph (b) of subsection 2 of NRS 116.3115 and confirms that reserve funds have not been used for daily maintenance.

Motion: Director Black moved to accept the Association's unaudited financial reports dated April 30, 2026 and May 31, 2026, as presented. Secretary Ericson seconded. Motion unanimously carried.

4.2 Review & Approve Bad Debt Write-offs. None at this time.

5. Reports & Updates:

5.1 Landscaping & Maintenance Dept., including Sheep Grazing, Village Green Park Playground Repairs – Supt Lisenby

Miscellaneous Projects / Weekly Maintenance

- Seasonal crew started 3/30/26.
- Normal weekly mowing schedule is on-going.
- Defensible Space clean ups are on-going.
- Fertilized for the second time this season.
- The sheep arrived on 06/02/26, completed their work and departed on 7/20/26.
- Crews refreshed the baseball diamond in VG Park.
- Irrigation system checked and adjusted weekly.
- Irrigation pump system checked and adjusted weekly.
- Replaced one of the irrigation pumps (Pump C by Buckaroo).
- Summer flowers were planted in all the usual places.
- Amphitheater painted and 8 pine trees added for Concerts on the Green.
- A new fence was installed at the Horseshoe pit area in VG Park.
- Removed 10 dead trees throughout the Ranch.
- Added 2 more trash cans and doggie stations.
- Graffiti removal throughout the Ranch is ongoing.
- All 3 Parks are inspected and cleaned daily.

Projects:

- Refreshing VG Park landscaping. Will begin work around exterior of tennis courts and in planter beds.
- Remediation and replanting of common area near entrance to Whispering Canyon following a vehicle accident by street paving vendor.
- Upcoming for Fall/Winter:
  - Proposal requested from Bear Mtn Arborist to clean out tree canopies; 1 week project with 8 crew. Proposal to be presented at September meeting.
  - Stump grinder purchase needed for tree stumps in common areas. Proposal presented at Sept. meeting.

Village Green Park Playground Repairs:

- The Orbiter play equipment in VG Park was repaired on June 30th.
- Log cabin playhouse in VG Park has a new roof and paint.
- Waiting for a quote from supplier for Zipline repairs.

The Board relayed their thanks to the crew for the hard work at this year's concerts and for park repairs.

5.2 Community Information, Caughlin Pkwy Speeding and Remediation Efforts

In addition to the items on this agenda, below are some other highlighted items and projects being addressed by management and staff since the last meeting (the list is not all-inclusive):

- June 2nd through 6th, GM Nunley attended the annual CAI Conference in Ft. Lauderdale FL (where she was recognized for receiving the LSM designation). On July 3rd, GM Nunley attended a CAI 3-hour seminar. On July 10th, GM Nunley, S Wheeler, K Teepe, Al Dennis and Jeanne Naccarato attended CAI's Annual Trade Show and "CAI Today" session with a variety of industry specialists.
- New Homeowner Orientation is held virtually on the 2nd Thursday of each month. There has been good participation by new homeowners in recent months.
- GM Nunley is a member of CAI's Education Committee and CAI's Legislative Action Committee for Nevada and attends monthly/quarterly meetings for each committee.
- The Annual Secretary of State update and fees have been submitted.
- The Annual NRED Registration has been completed and submitted.
- Staff have worked together with rancher, Cole Estill – Victory Sheep Co, for another successful grazing effort to reduce the wildfire fuels on CRHA's common areas.
- The office HVAC systems have been serviced and some follow up repairs will be completed soon.
- Staff continues to support the Events program and looks forward to helping organize and facilitate the ongoing and upcoming events.
- Additional No Motorized Vehicles signage was ordered and has been installed at VGP. Similar signage will be installed at the entrance to high-usage pathways.
- As part of the Association's responsibilities, all fire hydrants located on private streets have been inspected and, if necessary, repaired.
- The City of Reno is in the planning stages to redesign the sewer pump station located at the entrance to Whispering Canyon. They are unsure at this point if they will need to increase the easement area but will keep us updated on the planning process.
- TMWA has completed their replacement/improvements to three (3) booster pump stations (BPS) in the Caughlin Area. These locations are on Caughlin Pkwy and directly adjacent to where the temporary generators are placed during the fire season.
- Caughlin Parkway Speeding Mitigation Update - Harvey Miller. Discussion amongst the Board ensued regarding ongoing concerns about speeding vehicles and ebikers/motorcyles. Director Miller will be reaching out to new contacts at the County and City.

5.3 Fire Adapted Community/Fire Wise Committee Update

The Fire Wise Committee was appointed at the Board's January Board Meeting. A meeting with local fire prevention representatives was held on April 29, 2026. Goals and an action plan were discussed, and steps are being taken to move forward with obtaining the Fire Wise designation. The Action Plan has been reviewed and feedback provided by Tray Palmer. Once revisions are completed it will be submitted with hours spent thus far to National Fire Protection Association.

We have received numerous requests from homeowners for home inspections by Reno Fire Dept or by Truckee Meadows Fire Protection Agency (depending upon whether the home is in the City of Reno or located in Washoe County). Also, the ACC has been reviewing an increase in requests for tree and juniper removals.

5.4 Executive Session Summary and Pending Legal Action against the Association; Attorney Oliphant
(Per NRS 116.31085 subsection 6)

Pursuant to NRS 116.31085 subsection 6, the following items are being reported as reviewed during the last Executive Session Meeting held on July 29, 2026:

- Approval of the May 20, 2026, Executive meeting minutes.
- Pending legal action notices as follows:

- Discussion of the status of a homeowner complaint/dispute involving CRHA and Washoe County regarding potential easement deed associated with recent spur road abandonment.
- Review the Violation Report & fines.
- Review the most recent Architectural Control Committee Report.
- Review Homeowner disputes, appeals and alleged violations.
- Review the Accounts Receivable Aging Report, including decisions on Notices to Publish from the collection company.
- Review of bad debt write-offs; there were none.
- Discussion of one Personnel item.

6. Unfinished Business:

6.1 Review & Possibly Approve Draft Charter for Fire Adapted Community/Firewise Committee

The Board was provided with a draft charter for review and consideration for the newly formed Firewise Community Committee.

Motion: Director Miller moved to approve the Firewise Committee Charter as presented. Director Naccarato seconded. Motion unanimously carried.

7. New Business:

7.1 Ratify Jet Plumbing Annual Preventive Maintenance Agreement for HVAC System for 1070 Caughlin Xing

In early June the Association's vendor for this service sold their business, and, at the time service was scheduled, the new business could not provide the documentation required to take over the contracted services. Staff reached out to Jet Plumbing who provided the attached Annual Preventive Maintenance Agreement; total annual cost is $1,674.00. President Ginsburg signed the Agreement and service was scheduled/performed to ensure the HVAC system was operating efficiently for the summer season.

Motion: Director Black moved to ratify the approval of the Annual Preventive Maintenance Agreement for an annual cost of $1,674.00 as presented. Director Miller seconded. Motion unanimously carried.

7.2 Ratify Overhead Fire Protection Quote for Fire Hydrant Repair

In late May, Overhead Fire Protection Services conducted their annual service on the fire hydrants located on CRHA's private streets (Caughlin Creek/DeerCreek, Mountainshyre & Whispering Canyon). One fire hydrant needed additional repairs over and above the regular servicing. A quote to repair in the amount of $2,210.00 was provided and President Ginsburg signed so the work could be completed. This is an operating expense.

Motion: Director Black moved to ratify the approval of the quote from Overhead Fire for fire hydrant repair in the amount of $2,210.00 as presented. Director Naccarato seconded. Motion unanimously carried.

7.3 Ratify Outdoor Power Quote for Vibrating Plate Compactor

During the last week of May, Randy was required to revise a landscaping plan in Village Green Park. To complete this project, he needed a vibrating plate compactor. President Ginsburg approved the purchase from Outdoor Power in the amount of $2,733.69. This is a new purchase and, therefore, an operating expense, but will be classified to reserves going forward. Life of the compactor should be 10-15 years.

Motion: Director Black moved to ratify the approval of the purchase of the vibrating plate compactor from Outdoor Power in the amount of $2,733.69 as presented. Secretary Ericson seconded. Motion unanimously carried.

7.4 Ratify Bruce MacKay Pumps Quote for Replacement of Pump C

In May when the pumps were being brought online, it was discovered that irrigation Pump C was not working and could not be repaired. A new replacement pump was approved for purchase by President Ginsburg in the amount of $8,126.92 from Bruce MacKay Pumps. This is a reserve expense.

Motion: Director Black moved to ratify the approval of the purchase of a new irrigation pump C from Bruce MacKay Pumps in the amount of $8,126.92 as presented. Director Naccarato seconded. Motion unanimously carried.

7.5 Ratify Board Action by Unanimous Consent for Approval of Right of Entry Agreement for Victory Sheep Co on Parcel #041-481-15

In mid-June, rancher Cole Estill requested approval for a Right of Entry to a parcel immediately adjacent to a Vista Pointe HOA parcel that was planned for sheep grazing in early July. (In 2023, the same project was conducted with the same Right of Entry Agreement.) To not delay his project with Vista Pointe, unanimous consent was requested of the Board for the Tight of Entry Agreement. "Yes" votes were received from all board members via email (emails on file). The Unanimous Consent form will be signed by all board members and attached to the minutes.

Motion: Director Black moved to ratify the Board Action by Unanimous Consent in Lieu of a Meeting for the approval of the Right of Entry Agreement with Victory Sheep for Parcel #041-481-15 signed on 06.23.2026. Director Naccarato seconded. Motion unanimously carried.

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

In July, the office received multiple requests from homeowners whose properties are located at the top of the ridge along McCarran (just north of Caughlin Pkwy) for sheep grazing on the hill to reduce the fire fuels (cheat grass etc). Staff agreed this area was a concern, and the Board was asked to approve an addendum to the original 01.28.2026 contract with Victory Sheep to graze an additional 14 acre parcel #218-030-01. "Yes" votes were received from all board members via email (emails on file). The Unanimous Consent form will be signed by all board members and attached to the minutes.

Motion: Director Black moved to ratify the Board Action by Unanimous Consent in Lieu of a Meeting for the approval of the Addendum to the January 28, 2026, Contract with Victory Sheep Co for Additional Grazing on Parcel #218-030-01. Director Miller seconded. Motion unanimously carried.

7.7 Review & Possibly Approve Purchase of Three (3) Drinking Fountains at Village Green Park

The three (3) drinking fountains at Village Green Park (originally installed 30 years ago) are no longer functional and have been removed. Supt. Lisenby has researched replacements and has selected three (3) from Barco Products totaling $11,567.68. The Board was provided with the quote and corresponding photos. This is a reserve expense and does not include installation costs. Shipping is 6-8 weeks.

Motion: Director Miller moved to approve the quote from Barco Products in the amount of $11,567.68 for the purchase of three (3) drinking fountains for Village Green Park as presented. Director Naccarato seconded. Motion unanimously carried.

7.8 Review & Possibly Approve Agreement with Vote-Now.com for Annual Elections (Electronic and U.S. Mailing) Facilitation

2025 was the first year that CRHA conducted its elections to include an electronic voting option (permitted per NRS 116.31034 ballots/elections and NRS 116.31068 required notices).
Because of last year's cost savings of approximately $6,500 and ease of voting for members, an agreement is being presented to the Board again this year from Vote-Now.com. The agreement includes

processing of an annual mailer with election/ballot processing services via electronic means as well as hard-copy mailing. Currently, the breakdown within the community of hard-copy vs email is about 50/50. The proposal amount from Vote-Now.com is $20,749.00 (last year it was $18,865.00).

Motion: Director Black moved to select Vote-Now.com for electronic voting services for this year's Annual Elections and approve the Agreement for services in the amount of $20,749.00 as presented. Director Naccarato seconded. Discussion ensued regarding any additional costs.

Amended Motion: Director Black amended his motion to add: "…and confirm with Vote-Now.com any additional costs before signing the Agreement." Director Naccarato seconded. Motion unanimously carried.

7.9 Review & Possibly Approve Adjustment of Hourly Rates for Viloria, Oliphant, Oster & Aman LLP

Attorney Oliphant has requested this item be presented to the Board.
2024 is the last time rates increased from Viloria, Oliphant, Oster & Aman LLP (VOOA).
Currently, CRHA is charged per hour as follows: Partners $425; Associates $325; Paralegals $225
Currently, VOOA charges its clients per hour as follows: Partners $600; Associates $450; Paralegals $300
VOOA proposes the 10 percent discounted hourly rates for CRHA: Partners $550; Associates $400; Paralegals $250

Motion: Director Black moved to approve the rate increase as proposed by Viloria, Oliphant, Oster & Aman LLP effective immediately. Director Naccarato seconded. Motion unanimously carried.

7.10 Review & Possibly Approve Temp License Agreement for Common Area Access Lot DCRK-611

The property owners of Lot DCRK-611 have requested access to their back yard through the common area for their contractor to make grading repairs and improvements to their property. They are unable to access the back yard through their side gate with the equipment. The equipment being used is a skid steer, a mini excavator (6' wide) and a dump trailer.
A Temporary License Agreement for Common Area Access was provided to the Board along with Exhibit 1 showing two access options for the Board's consideration.

Motion: VP Dennis moved to approve the Temporary License Agreement for Common Area Access for Lot DCRK-611 with access using Option 1. President Ginsburg seconded. Motion unanimously.

7.11 Review & Possibly Approve Proposal for Tennis Courts Repair/Resurfacing

The tennis courts at Village Green Park were last resurfaced in 2021 at a cost of $25,800.00.
Cracks and other surface damage are again prevalent throughout both courts and require repairs and resurfacing (photos were provided).
Three vendors, Action Asphalt (Sacramento), Color Crafters (Incline Village), and Luckydog Recreation, and the City of Reno were contacted. Out of the four, only Luckydog responded to the request for a proposal. Materials and labor cost to complete the project is $47,600.00. Proposal was provided for the Board's consideration. This is a reserve expense.

Motion: Director Miller moved to approve the proposal from Luckydog Recreation in the amount of $47,600.00 to repair/resurface the two tennis courts at Village Green Park. Director Black seconded. Motion unanimously carried.

7.12 Open Proposals, Review & Possibly Select Vendor for 2026 Pavement Maintenance (CRHA Trails)

The Board was provided with the RFP with Scope of Work that was given to vendors for the 2026 Pavement Maintenance project. There were only two vendors locally who could perform the required work; SNC and Intermountain. Intermountain declined to bid.
Therefore, the SNC bid was provided to the Board. Engineer, Seth Padovan, was unable to attend today's meeting, but recommends the Board consider the SNC bid of $60,470.44. CRHA landscape crews

perform some of the prep alongside the pathways (clearing brush etc) and SNC does additional work as well. Work will be performed in early fall. This is a reserve expense.

Motion: VP Dennis moved to approve SNC as the vendor to perform the 2026 Caughlin Ranch Pavement Maintenance in the amount of $60,470.44 as presented. Secretary Ericson seconded. Motion unanimously carried.

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.
   - Three (3) written messages from homeowners were provided and asked to be read into the record.
     1) Message from homeowner regarding harassment by young men
     2) Message from homeowner regarding teenage boy kicking her door and the neighborhood being "terrorized" by kids on e-motorcycles.
     3) Message from a homeowner regarding a group of minors fishing in the lower ponds.
   - A homeowner who lives in Caughlin Glen expressed concerns about kids fishing in the ponds. This summer the kids have been extremely rude when told there is no fishing allowed. Even a kid's dad stopped her on the path and was aggressive with his comments. The homeowner asked that community patrol be more present and provide assistance. Bigger signs are needed.
   - A homeowner from the Cottages relayed her concerns to the Board about the vulgar and aggressive boys who fish at the ponds. They catch ducks and ducklings and leave dead fish on the banks. They harass her on a regular basis, even ban ding on her door late at night. There are big parties that take place behind the ponds. She requests that community patrol arrive earlier in the day and be onsite seven (7) days per week. ESI's presence is helpful.
   - A homeowner addressed the Board. She has lived her 25 years and is having more encounters with ebikers on the paths; kids/middle school age. She can no longer let her 86 year old mom walk on the paths because the ebikers nearly run her over; afraid someone is going to get hurt. Caughlin Ranch is a beautiful place and run well, but would like to see increased security, not decreased security.

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.

Motion: Director Black moved to adjourn the meeting at 7:04pm; Director Naccarato seconded. Motion unanimously carried.

Jon Ericson, Secretary Board of Directors
Caughlin Ranch Homeowners Association

Attachments:
- 2 unanimous consent forms
- 3 homeowner comments

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

Action by Directors through Unanimous Consent in Lieu of a Meeting

AUTHORITY AND PURPOSE FOR THE ACTION AND CONSENT:

WHEREAS, the Caughlin Ranch Homeowners Association (CRHA) is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada;

WHEREAS, NRS 82.271(2) and Article V Section 13 of the Second Restated Bylaws give the Board authority to take action without a board meeting with unanimous consent of the Board;

WHEREAS, Victory Sheep Company has proposed a Property Right of Entry Agreement to graze sheep on the Association's open space parcel #041-481-15 in exchange for providing water to the sheep ("Agreement").

WHEREAS, the term of the Agreement is set to commence and expire before the Association's next Board Meeting.

NOW THEREFORE, on this 24th day of June 2026, the Board of Directors hereby waives any requirements for notice of a meeting or conducting a meeting and hereby approves the following action:

1. The Board of Directors hereby approves the Agreement attached hereto as Exhibit "1" and authorizes the President to sign the same.
2. This Unanimous Consent of the Board shall be made part of the minutes of the July 29, 2026, General Board Meeting.

We agree to the above noted action.

BY: _____
Michael Ginsburg, President

_____
Jon Ericson, Secretary

_____
Al Dennis, Vice President

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Steve Bremer, Treasurer

_____
Allen Black, Director

_____
Harvey Miller, Director

_____
Jeanne Naccarato, Director

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

Action by Directors through Unanimous Consent in Lieu of a Meeting

AUTHORITY AND PURPOSE FOR THE ACTION AND CONSENT:

WHEREAS, the Caughlin Ranch Homeowners Association (CRHA) is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada;

WHEREAS, NRS 82.271(2) and Article V Section 13 of the Second Restated Bylaws give the Board authority to take action without a board meeting with unanimous consent of the Board;

WHEREAS, Victory Sheep Company has proposed an Addendum to the Contract for Sheep Grazing, original Contract dated January 28, 2026, to graze sheep on an additional parcel, APN #218-030-01 (a parcel located adjacent to McCarran just north of Caughlin Pkwy/Cashill intersection).

WHEREAS, the term of the Agreement is set to commence and expire before the Association's next Board Meeting.

NOW THEREFORE, on this 10th day of July 2026, the Board of Directors hereby waives any requirements for notice of a meeting or conducting a meeting and hereby approves the following action:

1. The Board of Directors hereby approves the Addendum to the Contract attached hereto as Exhibit "1" and authorizes the President to sign the same.
2. This Unanimous Consent of the Board shall be made part of the minutes of the July 29, 2026, General Board Meeting.

We agree to the above noted action.

BY: _____
Michael Ginsburg, President

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Jon Ericson, Secretary

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Al Dennis, Vice President

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Steve Bremer, Treasurer

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Allen Black, Director

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Harvey Miller, Director

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Jeanne Naccarato, Director

ohio-nuclear

RECEIVED
JUL 08 2026
By

July 8, 2024

To whom it may Concern
The Caughlin Ranch HOA

I am writing regarding a situation between 5:15 & 7:00 pm Tuesday July 7th at the ponds across from the cottages. Signs. 2 young boys 12-15 yrs harassed me. One was very aggressively trying to sit next to me on the bench. They also were pushing for 2 hours. As I was leaving at 7pm to go home. I live at the cottages 10-15 weekly Dr. The one boy threw his fishing line hook first at me it skimmed my hair. I find living here dangerous. The boys lots of them flush everyday. They have foul mouths.

Also the night of July 4th midnight. I heard a Party at the ponds. Saw flashlights. Heard fireworks.

Sincerely,

07/20/2026 02:35 PM
07/20/2026 02:36 PM
RESIDENCE, HOME

I was home and a teenage boy approached my front porch and forcibly kicked my front door. The act was unprovoked. He ran off my porch and joined his two other friends and sped off on their e-motorcycles. This event happened today, July 20th at 2:35 p.m. This neighborhood is terrorized with kids on these e-motorcycles. They speed, don't obey any stop signs, driving recklessly, and tearing up the park. I've notified the HOA as well. Something needs to change. I have a ring doorbell video of the boy who kicked my door.

RECEIVED
JUN 12 2026
By

1:45 pm

June 12, 2026

There are a group of minors ~~fat~~ fishing in the pond nearest Caughlin Parkway and McCarran. They had at least 4 fishing poles in use.