



**Caughlin Ranch Homeowners Association
Board of Directors General Business Meeting Agenda
Wednesday, May 23, 2018 at 6:00 p.m.
1070 Caughlin Crossing, Reno, NV 89519**

Al Dennis, President
Vince Ames, Treasurer

Michele Attaway, Vice President
Mike Chern, Director
Drew Naccarato, Director

Tony Termini, Secretary
Joan Mullen, Director

- 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 and/or concerns, please avoid repetition.
- 3. 1070 Caughlin Crossing Building Dedication; Special Guests invited**
- 4. Approval of Prior Meeting Minutes:**
 - 4.1. Review & approve March 28, 2018 Board of Directors Special Assessment and Application of Surplus Funds to Purchase 1070 Office Building Meeting Minutes *
 - 4.2. Review & approve March 28, 2018 Board of Directors General Business Meeting Minutes *
- 5. Financial Matters:**
 - 5.1. Review & accept Unaudited Financial Reports as of February 28 and March 31, 2018 *
 - 5.2. Approve Bad Debt write-off amount due to foreclosures (if applicable) *
- 6. Reports & Updates:**
 - 6.1. Finance & Budget Committee (F&B); Mike Heffner and/or Larry Morris, Co-chairs
 - 6.2. Architectural Control Committee (ACC); Director Naccarato
 - 6.3. Landscaping, Irrigation/Conservation & Maintenance; L&M Superintendent Lisenby
 - 6.4. Community Events; Vice President Attaway
 - 6.5. Pending Litigation and Executive Session Summary; Attorney Oliphant
 - 6.6. Community News and information; GM Olson
- 7. New Business:**
 - 7.1. Open sealed bids and approve contractor and costs for Phase III (final) of Asphalt Rehab Project *
 - 7.2. Announce results of ballot vote to install camera monitoring systems at Caughlin Creek Gates I and II and Mountainshyre Gates; approve final costs *
 - 7.3. Appoint Alternate and/or new volunteer Member to ACC *
 - 7.4. Approve Common Area Use Agreement *
 - 7.5. Approve 2018 ESI Patrol Services *
 - 7.6. Approve Legal Memorandum regarding Assessment Category Explanation *
 - 7.7. Approve Corporate Resolutions For Association Loan *
 - 7.8. Approve alternate fence material for Caughlin Cottages *
- 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 & Adjourn *:**
Board Agenda Workshop 4:00 p.m. Monday, July 23, 2018; Board of Directors Executive Session 5:00 p.m. and General Business Meeting 6:00 p.m. Wednesday, July 25, 2018

Items identified with an asterisk "" are intended for Board action. 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. General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door of the Association office at 1070 Caughlin Crossing, Reno, NV 89519. You may also call 775-746-1499 to obtain a copy. Agendas are available at least seven (7) calendar days before each scheduled Board Meeting. 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.*