



Caughlin Ranch Homeowners Association
Board of Directors Organizational and General Business Meeting Agenda
Immediately Following 2018 Annual Election and 2019 Budget Ratification Meeting
Wednesday, November 14, 2018
1070 Caughlin Crossing, Reno, NV 89519

Al Dennis, President
Vince Ames, Treasurer

Michele Attaway, Vice President
Allen Black, Director
Joan Mullen, Director

Drew Naccarato, Secretary
Mike Chern, 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. **Introduce new Board Members and appoint 2019 Officers ***
4. **Minutes:**
 - 4.1. Review & approve September 26, 2018 Board of Directors Meeting Minutes *
5. **Finances:**
 - 5.1. Review & accept (un-audited) Financial Reports dated July 31 (re-published), August 31 and September 30, 2018 *
6. **Reports & Updates:**
 - 6.1. Landscaping, Irrigation/Conservation & Maintenance; L&M Superintendent Lisenby
 - 6.2. Architectural Control Committee (ACC); Secretary Naccarato
 - 6.3. Finance & Budget Committee (F&B); Treasurer Ames
 - 6.4. Community Events; Vice President Attaway
 - 6.5. Pending Legal Matters & Executive Session Summary; Attorney Oliphant
 - 6.6. Community Info. & News; GM Olson
7. **New Business:**
 - 7.1. Approve 2018/2019 Staff Compensation Plan *
 - 7.2. Approve General Manager's Management Agreement *
 - 7.3. Approve Employee Insurance Policies eff. 01/01/19 *
 - 7.4. Approve Workers Compensation Insurance Policy eff. 01/01/19 *
 - 7.5. Approve Anti-Violence/Harassment Policy *
 - 7.6. Approve cost to build new CRHA Website *
 - 7.7. Approve Eaglesnest Management Agreement eff. 02/01/19 through 12/31/19 *
 - 7.8. Accept Pine Bluff Phase II Common Area *
 - 7.9. Acknowledge final insurance premiums eff. 11/01/18; approved on 09/26/18 *
 - 7.10 Consider request to allow designated CRHA staff to work directly with individual homeowners to assist with approved vinyl picket fence installs *
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 *:**

TENTATIVE - CRHA Board Training at Association office; Friday, December 7th
Board Agenda Workshop; 4:00 p.m., Monday, January 21, 2019; Board of Directors Executive Session;
5:00 p.m. and General Business Meeting; 6:00 p.m., Wednesday, January 23, 2019

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.*