

Board of Directors & Officers

Millie Burke -President
Michael Chern -Vice-President
Michael Heffner-Treasurer
Michele Attaway-Secretary
Gina Pedrini-Director
Gwendolyn Clancy-Director
Kirk Schumacher- Director

**CAUGHLIN RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
EXECUTIVE SESSION HELD PRIOR TO THE BOARD MEETING
JANUARY 11, 2012 @ 7:00 P.M - 9:00 P.M.
CAUGHLIN RANCH ELEMENTARY SCHOOL
4885 VILLAGE GREEN PARKWAY, RENO, NEVADA**

1. EXECUTIVE SESSION/CC&R ENFORCEMENTS (CLOSED SESSION)

- 1.1. Summary Log of CC&R Violations Updates
- 1.2. Status of Member Assessments & Account Default Update
- 1.3. Attorney Client Privileged Consultation relating to proposed or pending litigation

2. PRESENTATION FROM ED SMITH “LIVING WITH FIRE”

15 Minutes

DAVID AIAZZI- FIRE ADVISORY BOARD MEMBER AND

15 Minutes

RENO FIRE CHIEF–MICHAEL HERNANDEZ

3. OPEN MEETING– CAUGHLIN RANCH BOARD OF DIRECTORS 7:00 P.M. – 9:00 P.M.

3.1. CAUGHLIN RANCH MEMBERS’ COMMENTS - (Limited to 2 minutes per member)

This portion of the meeting is dedicated to membership input; limited to matters on the Agenda- NRS 116.31083(5). *During the period devoted to comments by the units’ owners and discussion of those comments at the beginning of each meeting, comments by the units’ owners and discussion of those comments must be limited to items listed on the agenda.* In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken. If the Board determines that this should be placed on the next meeting agenda, they may do so. Each person will be allowed a maximum of 2 minutes. We value membership input and appreciate your patience in that our agenda is lengthy and the Board meeting agenda is designed to conduct Association business for all members of our community within a reasonable amount of time.

4. LANDSCAPE SUPERVISOR’S REPORT

5. CONSENT AGENDA

- 5.1. Approval of the November 9, 2011 Board Meeting Minutes*
- 5.2. Approval of the Amended Resolution for Board Signatures*
- 5.3. Authorization for New Board Signature Cards from Various Financial Institutions*
- 5.4. Approve proposal and the renewal contract for the Caughlin Rancher*

6. BUSINESS ITEMS

- 6.1. Board Appointment of Association Officers for 2012*
- 6.2. Report on the December 28, 2011 Neighborhood Advisory Committee Meeting*
- 6.3. Summary report on the Board of Directors Strategic Planning Session*
- 6.4. Update on the Water Project*
- 6.5. Approve purchase of Backhoe Loader*
- 6.6. Caughlin Ranch Management Status*
- 6.7. Review and Approve the 2011 Budget Report through November 30, 2011*
- 6.8. Approval of Wind Turbine Guidelines*
- 6.9. Split Rail Fence Repairs*

7. MEMBER’S COMMENTS (ON ANY TOPIC) LIMITED TO 2 MINUTES PER MEMBER

8. MEETING ADJOURNED

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 of the Caughlin Ranch Homeowners Association (“Association”) must state the time and place of the meeting and include a copy of the Agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained by the units’ owners. Agendas are available at the Office of the Association, 1100 Caughlin Crossing Suite 60, Reno, NV 89519, and ten (10) calendar days before the scheduled 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 permanent record of the minutes.