Important HOA News Inside!

JANUARY/FEBRUARY 2019

Caughlin RANCHER

e Official Magazine of the Homeowners Association

Local Entrepreneur Revolutionizes Frozen Food

... story p. 6

A Recap of 2018 ... p. 4

Get Involved with HOA Legislation ... p. 14

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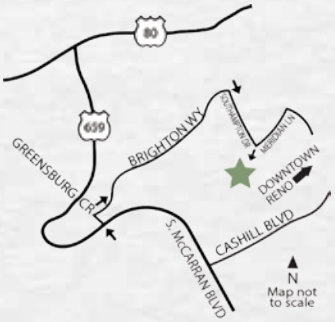

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PRESIDENT'S CORNER

2018 Was a Busy & Productive Year!

WELL, IT CERTAINLY HAS BEEN A BUSY YEAR. The Board meets every-other-month beginning in January. By the time we get to the end of the year, it is difficult to remember our accomplishments over the course of the year. Looking back, we sure get a lot done on a yearly basis. Here is a recap of the accomplishments of the Caughlin Ranch Board in 2018 by month:

JANUARY

- Appointed Architectural Control Committee (ACC) and Finance & Budget Committee (F&B) Members to serve for 2-year terms
- Purchased a new electronic gate controller for Caughlin Creek Gate I and Mountainshyre; each had a gate which was rammed by a vehicle
- Renewed Eaglesnest Management Agreement and Caughlin Creek Landscape Maintenance and Management Agreements
- Approved costs to conduct 2018 Financial Updates of Reserve Studies

MARCH

- Approved cost to Extend Server Warranty 1-year
- Approved Proposal for Bid Preparation and Construction Management of Phase III (final) Asphalt Rehab Project
- Approved Revised Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule
- Approved Third Restated Bylaws'
- Approved AFLAC Plan Year Change to January 1st
- Approved Community Associations Institute's Legislative Action Committee 2018 Contribution of $1.00 per Door
- Approved revisions to Employee Handbook
- Approved alternate Base and Accent colors for Deer Creek Color Scheme 6
- Approved costs to purchase new Aerator and Stump Grinder for Landscape & Maintenance Operations
- Approved costs to replace two office computer work stations
- Approved Secondary Employment Policy
- Approved purchase of 1070 Caughlin Crossing building
- Approved building purchase special assessment and application of surplus funds to offset special assessment

MAY

- Opened sealed bids and approved contractor and costs for Phase III (final) of Asphalt Rehab Project
- Approved 2018 ESI Patrol Services
- Approved Legal Memorandum regarding Assessment Category Explanation
- Approved Corporate Resolutions For Association Loan
- Approved alternate fence material for Caughlin Cottages

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 12, ISSUE 1

BOARD OF DIRECTORS

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IN COOPERATION WITH THE CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

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ON THE COVER:
Nick Massie, owner of Ice Age Meals, poses in his test kitchen in the Raley's Shopping Center on Caughlin Pkwy. ***Story page 6. Photo by Frank Haxton, Digiman Studio.***

JULY

- Renewed Eaglesnest Landscape Services Agreement
- Appointed Member to ACC
- Approved alternate fence material for Caughlin Glen, DeerCreek and Vista Pointe
- Approved Village Green Park concrete cutting proposal
- Approved Quarterly HVAC service for 1070 Caughlin Crossing
- Approved new sign design for Westpointe to include Whispering Canyon and Vista Pointe

SEPTEMBER

- Renewed Caughlin Crossing Commercial Center Landscape Services Agreement
- Approved vinyl picket fence material specifications
- Approved Mollath v. Sande and CRHA Settlement Agreement & Release
- Approved Caughlin Cottages Settlement Agreement and Release
- Approved renewal of Backup and Disaster Recovery and Managed Services Agreements
- Approved five 2018 Reserve Study Financial Updates
- Approved Revised Employee Salary, Wage and Bonus Structure
- Approved General and Professional Liability Policies effective 11/01/2018
- Approved Crime and Cyber Liability, Commercial Insurance Package, Umbrella, and Directors and Officers/Employment Practices Policies effective 11/01/2018
- Approved Proposed 2019 Meeting and Other Important Dates
- Approved Proposed 2019 Community Events
- Approved General Manager Performance Review Procedure
- Approved new mailbox standard for Caughlin Creek

NOVEMBER

- Approved 2018/2019 Staff Compensation Plan
- Approved Workers Compensation Insurance Policy effective 01/01/19
- Approved General Manager's 3-Year Management Agreement

- Approved Employee Insurance Policies effective 01/01/19
- Approved Anti-Violence/Harassment Policy
- Approved cost to build new CRHA Website
- Renewed Eaglesnest Management Agreement
- Accepted Pine Bluff Phase II Common Area
- Acknowledged final insurance premiums effective 11/01/18

We are planning for another busy year in 2019. Stay tuned for details from the Board's Planning Session that was held on December 7th.

On behalf of the Caughlin Ranch Board of Directors, we wish you and yours a very happy new year!

— ***Al Dennis***, PRESIDENT
al@caughlinhoa.com

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All articles are the opinions and views of the author, and do not reflect the opinions or views of the Caughlin Ranch Homeowners Association, the Board of Directors, or the Caughlin Ranch staff in their capacity as employees of the Caughlin Ranch Homeowners Association.

Warm Up to Ice Age

Caughlin Ranch business' founder wants to revolutionize the frozen food industry

Nick and the Ice Age Meals team.

Written by Jessica Santina

SINCE ICE AGE MEALS took up residence at the end of the Raley's shopping center on Caughlin Parkway in 2015, some folks have wondered what goes on inside the shop selling healthy, pre-portioned, frozen meals. Is it a factory? A warehouse?

But step inside and the delicious aromas of homemade foods paired with the sight of cooks in aprons stirring pots make it clear that fresh food is being prepared here. Within minutes and for only about $10, you can purchase one of these locally prepared, nutritious meals and take it home to enjoy — or eat it here, if you like.

It's the brainchild of 37-year-old Nick Massie, Ice Age's "Chief Culinary Ninja," a Midwesterner who's spent nearly a lifetime turning his passion for food and fitness into a fascinating career and thriving business.

Nick cooking in the Paleo Test Kitchen.

MAKING OF A NINJA

We sit in the demonstration kitchen at the back of the Ice Age space, where Massie has become semi-famous for his Paleo Nick videos in which he prepares nutritious, paleo- and CrossFit-friendly meals for his website. Knowing this, it's hard to believe that Massie, a native of Fargo, North Dakota, was the son of overweight parents for whom living healthy was in no way a habit.

"Both my parents were obese … My dad was an over-the-road truck driver, which doesn't lend itself well to him being active," Massie recalls. "I didn't personally have issues with obesity, but I saw how my parents struggled with it, how they were treated because of it, and even how they projected on me that I didn't think they were worthy because they were overweight."

Nick and students at his Culinary Ninja seminar.

He says the family also was poor, so by age 8 he had a job delivering newspapers, and before long was taking any paying gig he could, from shoveling snow to collecting aluminum cans. At age 14 he got his first "real" job working in fast food.

Continued on page 8

Thinking of buying or selling in Caughlin Ranch?

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Douglas Dale – Winter Tahoe Flavors Class on Feb. 21

COOKING CLASSES

Jan. 10	Teens Cook Winter Camp- 2 day
Jan. 15	Beginner's Kitchen- *Free Class*
Jan. 16	Cooking for Health
Jan. 17	Ravioli & Tortellini
Jan. 18	Tacos & Tequilas
Jan. 19	Culinary Boot Camp
Jan. 24	Ramen & Asian Dumpling Workshop
Jan. 25	Ina Garten's Cook like a Pro
Jan. 26	Artisan Bread Workshop
Jan. 29	Milk Street- Tuesday Nights
Jan. 30	Techniques Series Begins
Jan. 31	Risotto Workshop
Feb. 1	Taste of Tuscany
Feb. 5	Kids Chinese New Year
Feb. 7	Cast Iron Cooking
Feb. 8	Chinese Takeout Favorites
Feb. 9	Entrée Soups for Winter
Feb. 12	Knife Skills Workshop
Feb. 14	Couples- Love Bites
Feb. 21	Douglas Dale- Winter Tahoe Flavors
Feb. 22	Girls' Night Out- Fondue
Feb. 23	Wild Game- Care & Cooking
Feb. 26	Kids Cook
Feb. 28	Cheese Making Workshop

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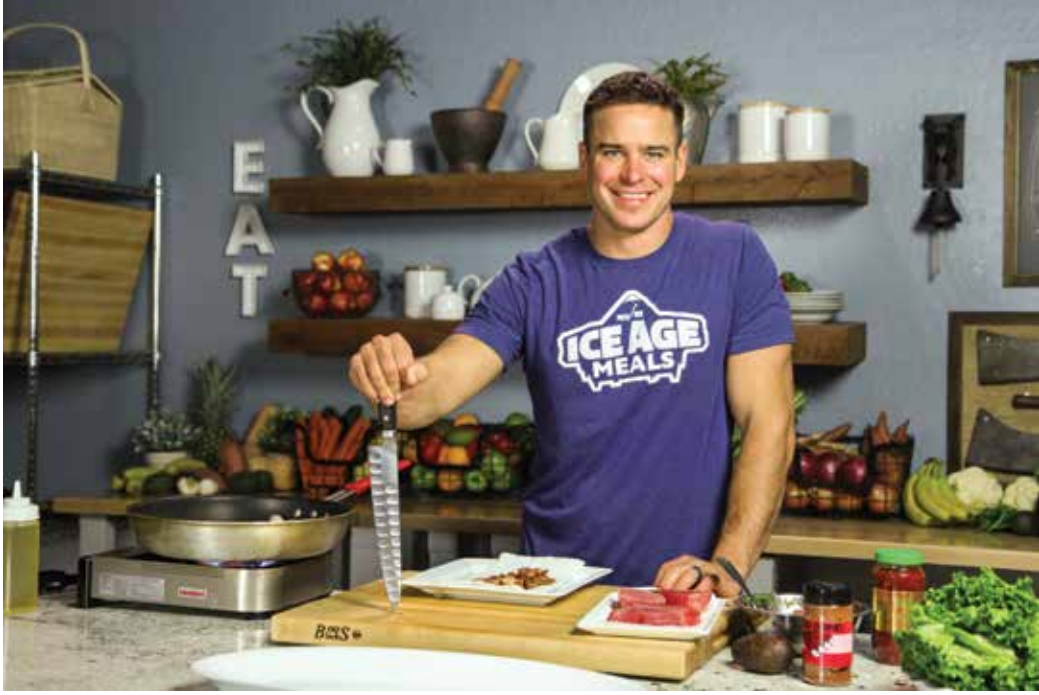

Nick poses for a publicity shot in his test kitchen.

He learned so quickly and performed so well that by the end of his probationary 90 days, he earned a 5-cent-per-hour raise — not nearly enough for the ambitious and budding entrepreneur. He soon left for a job washing dishes at a family-owned Italian restaurant, which became a formative experience for Massie, inspiring him to go on to culinary school at the Colorado Institute of Art in Denver.

Throughout his time in culinary school, Massie worked a string of service industry jobs, from busboy to server or head cook. Even after he left culinary school, deciding for a brief period that he'd be better off training for a "better paying" career and earning an associate degree in electronic business, he still kept one foot in the restaurant industry he still loved.

Following his heart also led him to Anchorage, a town he'd spent time in with friends as a teenager and had felt drawn to ever since. He eventually decided to return to culinary school and enrolled at University of Alaska Anchorage, working on a bachelor's degree in hotel and restaurant management. Meanwhile, as he'd always done, Massie put himself through school by working hard in the restaurant business — this time for famed chef Al Levinsohn, owner of Kincaid Grill and Bridge Seafood, who became Massie's mentor.

"He was the top chef Alaska has ever turned out," Massie says. "He just knew how to make food taste really good, and if you wanted to do that, he was the guy to learn from."

With his degree in hand and connections formed thanks to Levinsohn, Massie began an exciting series of career moves that were prompted by a quest for more fulfillment and opportunity. These included working as a private chef at a remote, fly-in-only resort in Judd Lake, Alaska, to taking a Marriott restaurant from in-the-red to in-the-black within one year as general manager, to launching his own Massie's Fine Catering, to a coveted position as cyclist Lance Armstrong's private chef in Aspen, Colorado.

Armstrong's cross-training regimen and Massie's neighbor's involvement in CrossFit — just becoming popular then in 2008 — intrigued Massie, and before long he and the neighbor were partners in a CrossFit gym in Basalt, CO, with Massie soon opening three others. The combination of what he'd learned throughout his culinary training and career along with the philosophy of the CrossFit lifestyle ultimately led to the creation of Ice Age.

Nick with his sons Samson (on the left) & Jonas.

BREAKING THE ICE

Massie, by now married to wife Jessie and living in Truckee with their two sons, Samson and Jonas, began recording videos of himself preparing paleo meals and posting them on his PaleoNick.com website. In 2014, he ran a vendor booth at the CrossFit Games in Southern California, selling his meals designed to fuel the high-intensity exercise of CrossFit. "At the end of the games, we had extra food, and I posted a video that said, 'If you're in LA and interested, my ice age meals are available. Just direct message me and we'll deliver them to you,'" he recalls. "We portioned the extra food into trays and froze it, and then through social media we sold all the food. Once they ate it, they wanted more."

Massie secured the contract to cater the entire 2015 CrossFit Games — a huge opportunity, but an intimidating one. Scrambling for a kitchen, he happened upon a perfect spot: a former pizzeria space on Caughlin Parkway in Reno. He and his team of employees had 21 days to settle into the kitchen, make about 20,000 meals and drive them to LA for the games. The rest is history.

A stint on ABC's Shark Tank, on which Massie pitched Ice Age Meals and asked for $1 million, propelled him to a certain level of stardom, and though he didn't receive a deal on the show, he'd earned significant buzz and solid footing in the heat-and-eat meal industry.

Today, the kitchen staff at Ice Age Meals prepare all the frozen meals at the Caughlin Ranch location, using four ovens and four stockpot burners, with low-calorie, nutritionally balanced recipes conceived by Massie himself and his kitchen staff. Dishes showcase the cultural influences Massie has encountered in his career, including grass-fed barbacoa to butternut squash lasagna, chicken tikka masala, Thai meatball curry and pastel de papa, a dish he learned from a former client when he worked as a private chef.

Meals are frozen to -20 degrees F at the height of freshness and stored in the company's 4,000-square-foot freezer in a facility in Stead, where they await distribution. Ice Age ships for free to all 50 states. The meals are sold exclusively through the Ice Age website (www.iceagemeals.net) or at the Caughlin Ranch location, although he says some companies purchase in quantity and offer them as a perk to their employees.

Massie prides himself on keeping Ice Age meal prices, and the kitchen's food waste, low and evangelizing healthy food for the masses.

"We do a lot of research, a lot of testing. We have videos of all our meals on the Internet, where we teach you how to make them for yourself," he says. "There aren't any trade secrets. The real passion is helping people live longer."

ice age meals

ANNUAL MEMBERS MEETING & SPAGHETTI FEED

NOVEMBER 14TH — The 34th Annual Members Meeting and 2nd Annual Spaghetti Feed was a hit once again! A full spaghetti dinner with glass of wine or other beverage was enjoyed by dozens of residents before the Budget Ratification and Election Meeting at the CRHA Office and Communitty Conference Room.

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Important Notices & Reminders

HOLIDAY DECORATIONS AND LIGHTS

Please be reminded that the Revised Rules and Regulations state:

25. Holiday decorations (except December holidays), including flags and banners, shall not be installed any earlier than the first of the month the holiday falls in, and shall be removed no later than the 2nd full weekend of the month following the holiday.

December holiday decorations and lighting may be installed up to fourteen (14) days before Thanksgiving, and shall be removed no later than the last full weekend in January. December holiday decorations and lighting may not be lit-up any sooner than the day before Thanksgiving.

BEARS, HIBERNATION AND TRASH CONTAINERS

5 Stages of Activity and Hibernation

The annual cycle of black bear activity and hibernation has five stages:

1. **hibernation**
2. **walking hibernation**
3. **normal activity**
4. **hyperphagia**
5. **fall transition**

The stages differ in biochemistry, physiology, appetite, and level of activity. The onset and duration of the stages are genetically programmed to fit regional norms of food availability, which differ across America.

The black bears of Northern Nevada are currently preparing for a long winter nap.

The same rules always apply: you MAY NOT place your containers out for pick-up prior to Tuesday mornings. The one and only exception is if you already have an animal resistant container in service. Then and only then, may you place your can out on Monday evenings. We periodically conduct tours after-hours to identify containers that have been placed out early. You will be mailed a notice and you will be invited to a hearing where a fine may be assessed if the violation is repeated.

SNOW AND ICE

Property owners are required to remove snow and ice from the sidewalks abutting their property regardless if there is a home on the lot or not. Caughlin Ranch plows the streets in Caughlin Creek, DeerCreek and Mountainshyre; they pay a premium assessment since their streets are private. Caughlin Ranch is contracted to perform snow removal operations in Eaglesnest and for the Caughlin Crossing Commercial Center. All other streets, roads, courts, etc. are either under the jurisdiction of the City of Reno or Washoe County. Once the streets are plowed, CRHA will begin

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clearing the asphalt paths. Caughlin Ranch does clear the sidewalk leading up to Caughlin Ranch Elementary School where there are no homes abutting the sidewalk.

ICY WINTER PONDS

Only ducks should walk on icy ponds! The ponds in Caughlin Ranch do not generally get thick enough to support the weight of a human adult. DO NOT walk onto or throw anything into/onto the icy ponds. There are turtles and fish who winter in the ponds that could be hurt by flying projectiles.

2019 GARAGE SALES – JUNE 1ST AND 2ND

Being held on a new weekend to avoid a conflict with Father's Day! You are welcome Dads!

Now that you are trying to figure out what to do with all the stuff from the holidays that you really don't need, please remember the CRHA Garage Sale weekends are on June 1st & 2nd and October 5th & 6th of 2019.

DO NOT FEED THE WATER FOWL! IT CAN KILL THEM!

Once again, the Virginia Lake Swan is sick due to the human food it is being fed. As a result, they are looking for a new permanent home for the Swan.

You are only satisfying yourself when you feed an animal or a wild bird human food; you are not doing what is best for the ones you feed.

Bread and crackers are made for human consumption and should not be fed to birds or water fowl. If causing wild animals to suffer from malnutrition is not bad enough, the bread also pollutes the water. Although you should not feed wild animals, if you must, please feed them the recommended foods:

- Cut seedless grapes; they can choke on whole grapes just like kids
- Cooked rice
- Birdseed
- Peas and corn
- Oats
- Chopped lettuce; iceberg has just about zero health benefits

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YOUR FIRE **INSURANCE**

By Vince Ames & Al Dennis

THE RECENT CALIFORNIA FIRES caught my attention and most likely yours, as well. Our homes are likely the largest asset most of us own and usually contain everything that is near and dear to us.

We can do some planning for a fire event by having the appropriate insurance coverage for our homes. A few years ago, I discussed my homeowner's policy with my agent and, to my surprise, discovered that I was under insured.

It is important to contact your insurance agent and review your coverage, annually. A few suggestions when you make that call:

- Discuss the location of your home. Canyon locations could be rated differently
- Ask if your policy is reviewed annually on a replacement estimator
- Ask if your policy has extended coverage for midyear changes that can occur due to increased costs associated with labor and construction materials.
- Verify that your insurance agent is rating your home using the correct square footage, siding and roofing, and number of outbuildings
- Clarify recent remodeling and high end interior finishes

Be sure to video your upgrades and possessions. Store on a thumb drive or on the cloud. Even though your homeowners insurance covers personal effects, it does not cover the big toys. Covering snowmobiles, trailers, motorhomes etc. usually requires an endorsement.

The total devastation that happened in California is not likely to occur here; but a review of your policy will give you and your family some peace of mind.

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MAKE SURE YOUR VOICE IS HEARD DURING THE LEGISLATIVE SESSION IN CARSON CITY!

Reprinted from Nevada Chapter Community Associations Institute magazine, Community Interests

THE 2019 NEVADA LEGISLATIVE SESSION is quickly approaching. Do you have a voice? Do you find it difficult to access information? Here's an easy solution.

The Nevada Legislative Action Committee (LAC) is eager to help! LAC is a national organization affiliated with the Nevada Chapter Community Associations Institute serving HOA/CICs over the entire state. LAC promotes and provides opportunities for individual homeowners to get involved through its Grassroots Initiative media-arm. You do NOT need to be a CAI member to join! Once you sign up, you can easily participate and let your voice be heard from your home computer.

During each legislative session, dozens of bills are introduced that can directly affect HOA neighborhoods—some in a positive way, others that could hurt associations. Garrett Gordon, Esq., CAI/HOA lobbyist, works directly with the LAC team to decipher which bills would impact positively and which ones might have adverse effects on associations. Those decisions, in turn, go to the Grassroots Initiative to pass along the information to you, the homeowner.

Near the end of the 2017 legislative session, a procedural maneuver suddenly surfaced that would have allowed the "Nevada Homeowner Equity Act" to be attached to an earlier bill. Our lobbyist immediately recognized the potentially dire consequences this addition would create for associations. LAC called upon it's Grassroots members who responded with hundreds of emails. The conference committee heard the voices and agreed not to propose the amendment. Grassroots clearly works!

The Grassroots Initiative delivers a unified message to legislators from homeowners. But what if you disagree? You are not bound by the decisions or opinions of LAC. If you disagree you will still have the mechanism at your disposal to make your voice heard.

In early 2017, Nevada Assembly Speaker Jason Frierson and [at that time] Nevada Senate Majority Leader Arron Ford issued the following joint statement: "We are here to listen to what Nevadans tell us they need from their state government. … We invite you to get involved with the legislative process and join us in working together to make Nevada a great place to live, work and raise family."

Grassroots sent out over 17,000 emails during the last legislative session providing weekly updates to everyone who participated. The process is easy and effective. Please join the Grassroots Initiative by going to the CAI Nevada website: www.cai-nevada.org and click on the Advocacy Tab; or, send an email to chucksaleo@cox.net.

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An Evening of Shopping with the Sheriff

NORTHERN NEVADA gets engaged in the holiday season and the Sheriff's Department knows how to put shopping into overdrive.

December 4th was a joy to behold. 400 children were given $200 gift cards to shop their hearts out. Adult volunteers accompanied them as they zigzagged through the Damonte Walmart looking for those special things that will entertain them and keep them warm this winter.

Sheriff's Department employees, members of the Honorary Sheriff's Deputies Association, community volunteers and their families escorted the young school-aged children on their adventurous quest to find that special thing they have wished for.

Let's do the numbers. 400 children plus 800 adults combing the Walmart aisles attempting to spend $80,000. The volunteers and financial contributors who made this evening successful got their reward watching and assisting the joy this evening brought to the children of Northern Nevada.

Vince Ames
SHERIFF'S VOLUNTEER

Board Treasurer, Vince Ames, shopping with one of the children on December 4th.

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

Flood Clean-up Work:

- Various locations in Alum Creek – November through December
- Caughlin Glen (large area) – In-progress

Water Conservation Projects:

- November through December

Defensible Space Clean-up In-progress:

- Final round of thinning and removing plant material

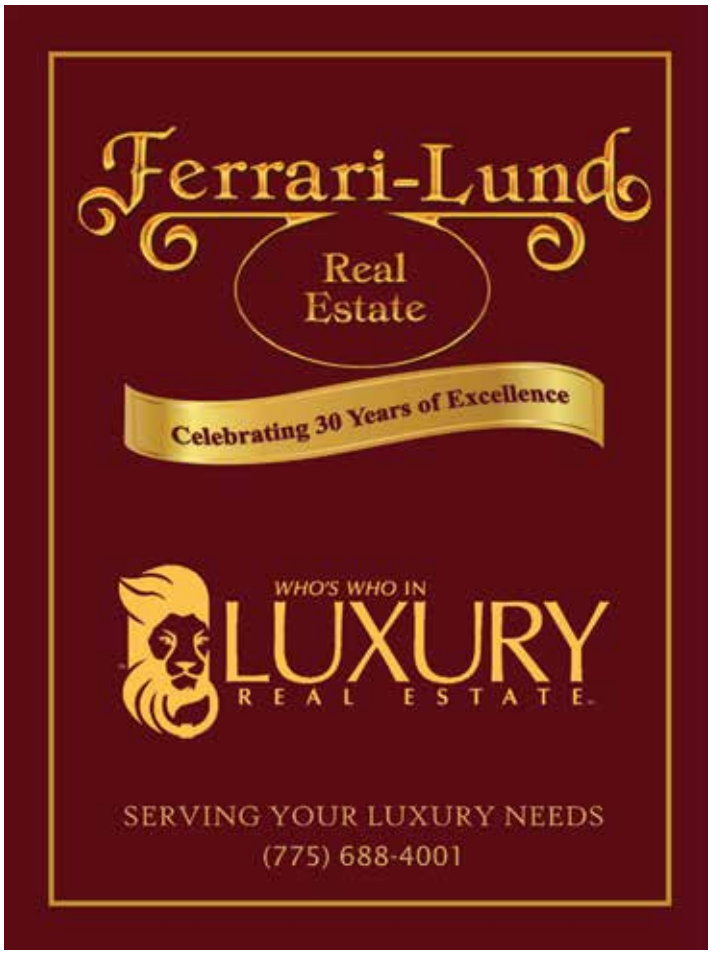
Miscellaneous Projects:

- Planting trees in various locations – November through December
- New fresh soil in flower beds – Spring 2019
- Holiday lights installed
- Cut down wild flowers
- Removing leaves

Sprinkler Relocation:

- Sprinklers relocated min. 2' from fence and house
- Turf removed min. 2' from fence and house; replaced with 3"x 8" cobble
- Project locations: Caughlin Creek, DeerCreek and Cottages

All work is contingent upon the weather.



2018 AUDIT

THE ANNUAL AUDIT will be conducted by McClintock and Associates. We signed an agreement to begin the process November 14.

The Finance and Budget Committee will teleconference or meet with our auditors at the Association office December 17th at 3:00 p.m. At that time, the requirements and a timeline will be established.

I anticipate that the results and a request to approve the completed audit will be on the agenda for our March 2019 meeting.

Vince Ames
TREASURER

Get to Know Allen Black

Your New Board Director

1. How and/or why did you become involved with the homeowners association? I like to be involved in the community in which I live. One should always be willing to help change instead of just complaining about it.

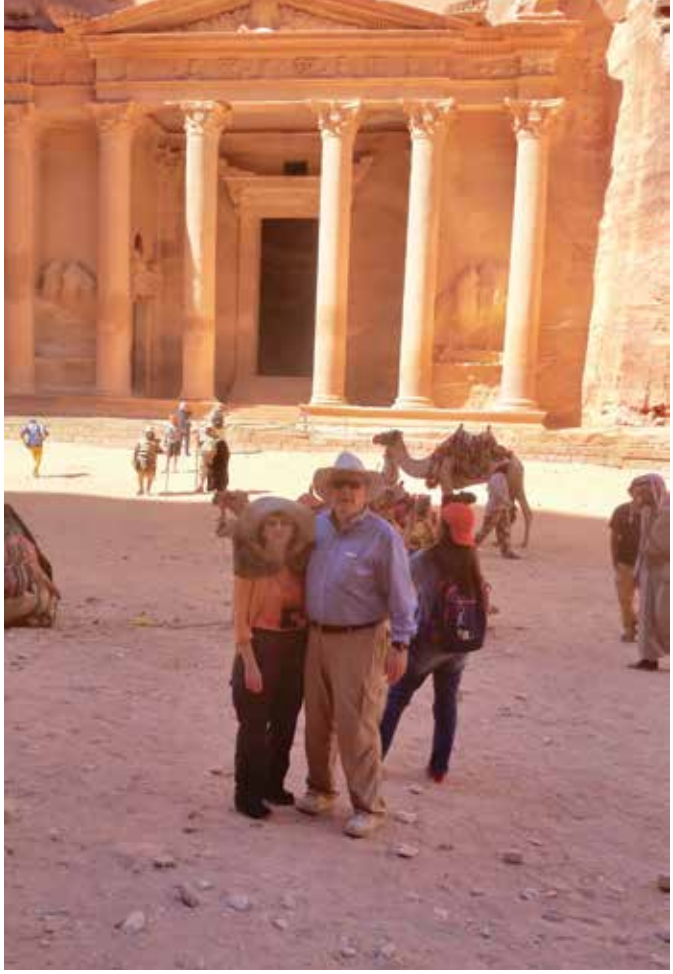
2. What is your professional background? I have a masters degree in Organic Chemistry and an MBA in Management. I spent 36 years at the largest chemical company in the world. There I spent five years in sales, five years in product management, 10 years in marketing, and 16 years in purchasing. My last position was Global Procurement Manager.

3. Do you have any goals you'd like to see the Board accomplish this year? The CRHA should be an organization that maintains the community and provides support to the homeowners. We need to have a long term strategy that the community understands and supports.

4. Where are you originally from? When/why did you move to Reno and Caughlin Ranch? I was born in Chicago. I spent most of my childhood on a farm. I went to the San Francisco Bay Area during the late 1970s and early 1980s. Then I spent the next 30 years in New Jersey. Over the years, I spent some time in Reno and the Sierra skiing. So when we retired, we looked for a place to enjoy ourselves. Since our children are both living in the SF area, we looked to Reno. We really enjoy Reno with all the recreation and cultural activities. We looked at houses in several communities. We felt that Caughlin Ranch had the best overall attributes. We especially love the landscaping, the sense of community.

5. What's your favorite thing about Caughlin Ranch? I love the trails that meander through the Ranch along streams and ponds with lots of wildlife. We also have found many friendly people in the Ranch and we are members of the Juniper Trails dinner club who meet at a different house once a month for a pot luck.

6. Tell us about you: family, pets, hobbies, etc. I have a lovely wife, Nancy and two children who are both married and live in the SF area. We have a four-year-old granddaughter who loves to come for visits and loves to walk the trails and watch the birds. Our grandson was born this year and has already made one trip to the Ranch. We are skiers and love going to Mt Rose and Northstar. I play golf and am a member of the Caughlin Club where I work out and play basketball.



Al & Nancy at the Treasury in Petra, Jordan. The building was carved into a sandstone mountain.

7. Tell us an interesting or unusual story about yourself. We are avid travelers. We make several trips abroad every year. We were on a cruise in the Mediterranean in 2013 to Turkey and the Greek Islands. On our return trip to New Jersey, we were informed that a hurricane had hit New Jersey where we were living. After we took off and had dinner, the pilot informed us that Newark was closed and we had to return to Munich. We spent the night in Munich and were scheduled to fly out the next day. When we got to the airport, we were informed that we could not fly on that flight. After about an hour of discussion, they put us on a flight to JFK. When we got to JFK, we were lucky to get a limo to our house. The limo driver said we were his last trip because he did not have any more gas and all gas stations were closed in the area due to a blackout from the hurricane. We were without power at our house for over a week. Fortunately for us, we only had minor damage to our house from Hurricane Sandy.

board director

Slow Cooker 80-Clove Garlic Chicken

From IceAgeMeals.net

INGREDIENTS:

2 chickens (3 to 4 pountds each), halved
Olive oil, as needed
Kosher salt, to taste
Freshly ground black pepper, to taste
80 cloves garlic, peeled
1 quart chicken stock
Optional: fresh rosemary, bay leaves, cinnamon stick, cloves, allspice, chipotle in adobo, etc…

PREPARATION INSTRUCTIONS:

1) Season skin side of chicken with kosher salt and pepper, then heat a large sauté pan or cast iron skillet over high heat.
2) Add olive oil and place chicken, seasoned side down, in the pan.
3) Sear nicely on all sides, then remove from heat and layer chicken halves into slow cooker with garlic.
4) Add chicken stock and other, optional ingredients and cook on high for 6 hours or low for 10 hours.
5) Divvy up chicken into 8, ¼ chicken containers and top with pan juices. Refrigerate for up to one week or freeze for up to 6 months.

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Our Migratory Birds

Keep Them Wild and Free

by Vince Ames

OUR BEAUTIFUL WATERFOWL ARE MIGRATORY. Caughlin residents will see increased numbers of birds as they migrate south to traditional feeding grounds that have the proper nutritional content. Residents who feed the wild fowl do them no favors.

Did you know that botulism was found at Virginia Lake in central Reno? While bread does not cause botulism, it does promote botulism by polluting the water and encouraging bacteria to grow.

Our Caughlin waterways and ponds were checked this past month and found to be healthy. No botulism.

The Caughlin Ranch habitat relies on a healthy eco-balance to keep our wild waterfowl healthy. Let's consider these few points:

- Birds can become sick and emaciated by eating too much bread
- Feeding supports far more birds than our habitat can successfully support
- Feces pollutes our waterways and eventually our drinking water

PLEASE DON'T FEED THE WATER FOWL!

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7TH ANNUAL

"Share Your Wine" HOLIDAY PARTY

NOVEMBER 8TH — About 80 residents attended this year's holiday wine tasting party that was held at the Moana Nursery on Lakeside & Moana.

A beautiful spread of light hors d'oeuvres and holiday sweets along with a large variety of wine was enjoyed by all while Clark Kent & Friend entertained the crowd with holiday favorites.

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2019 HOMEOWNERS' ASSOCIATION MEETINGS

Caughlin Creek

Joe Mastroianni, President
Gregg Stokes, Secretary
Jeanne Naccarato, Treasurer
Douglas Usedom, Director
Open Seat, Director

Board Meetings, except in March, and the November Annual Members Election / 2020 Budget Ratification Meeting will begin at 5:30 p.m. The March Board of Directors Meeting will begin at 2:00 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. A Board of Directors Organizational and General Business Meeting will immediately follow the November Annual Members Meeting. An updated meeting schedule is included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Board of Directors Meetings and encouraged to attend Members Meetings. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

March 6th	**June 5th**	**September 4th (Approve 2020 Budget)**
2:00 p.m.	**5:30 p.m.**	**5:30 p.m.**

November 13th **Beginning at 5:30 p.m.** Annual Members Election | 2020 Budget Ratification & Board of Directors General Business / Organizational Meeting

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There are brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the appropriately labeled box for Caughlin Creek. You may also obtain agenda copies by calling: (775) 746-1499, or by e-mailing General Manager Lorrie Olson at: manager@caughlinhoa.com.

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 Association Office at 1070 Caughlin Crossing, Reno, NV 89519, seven (7) calendar days before a 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.

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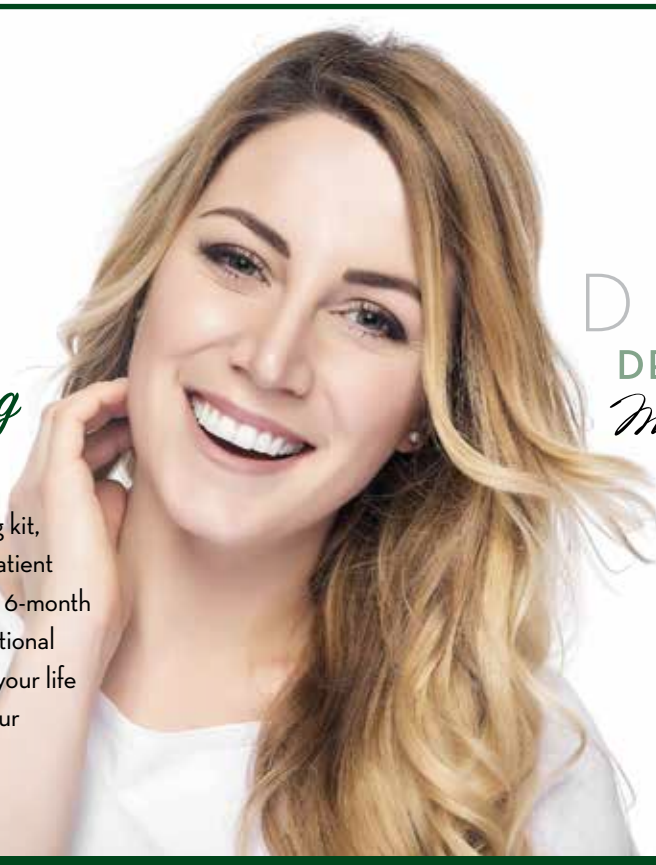

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Chet Mallory, President
John Lopez, Vice President
J Witt, Secretary
Paul Gianoli, Treasurer
Brad Pearce, Director

Executive Sessions are held at 5:00 p.m. Board Meetings will begin at 5:30 p.m. The November Annual Members Election/2020 Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow. An updated meeting schedule will be included in each *Caughlin Rancher* edition.

Homeowners are welcome to attend Members and Board of Directors Meetings. Executive Sessions are closed unless a homeowner has requested to meet with the Board or has been invited for the purpose of addressing outstanding assessments and/or unresolved violations. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

March 12th	**June 4th**	**September 3rd (Approve 2020 Budget)**
November 12th	Annual Members Election |	2020 Budget Ratification & Board of Directors General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be available at least 7-days before each regularly scheduled Board of Directors Meeting. There are brochure boxes located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the appropriately labeled box for Caughlin Creek or Eaglesnest. You may also obtain agenda copies by calling: (775) 746-1499, or by e-mailing General Manager Lorrie Olson at: manager@caughlinhoa.com.

IMPORTANT MEETING DATES

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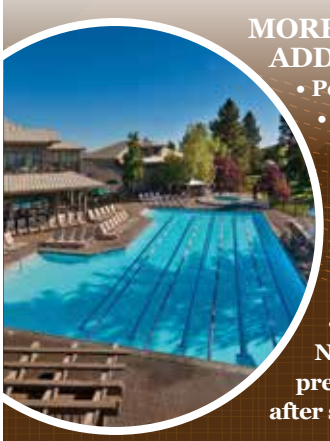
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Caughlin Ranch

The following are the proposed 2019 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the 2019 Annual Members and 2020 Budget Ratification Meeting. An updated meeting notice/schedule will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: www.caughlinhoa.com.

Board Workshops begin at 4:00 p.m. The purpose of each Workshop is to review the agenda items for the next regularly scheduled Board of Directors General Business Meeting; no decisions are made at these Workshops. Board Executive Sessions will be held prior to the Board's General Business Meetings.

Homeowners are welcome to attend the Workshops and Board General Business Meetings. Executive Sessions are conducted with Board Members only. The following will be held at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno unless noted otherwise:

January 21st	Board Agenda Workshop 4:00 p.m.
January 23rd	Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.
March 25th	Board Agenda Workshop 4:00 p.m.
March 27th	Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.
May 28th (Tues.)	Board Agenda Workshop 4:00 p.m.
May 29th	Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.
July 22nd	Board Agenda Workshop 4:00 p.m.
July 24th	Executive Session 5:00 p.m. | Board General Business Meeting 6:00 p.m.
August 26th	2020 Budget Workshop 4:00 p.m.
September 23rd	Board Agenda Workshop 4:00 p.m. (Final 2020 Budget Review)
September 25th	Executive Session 5: 00 p.m. | Board General Business Meeting 6:00 p.m. (Approve 2020 Budget; member ratification required)
November 6th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 18th	Annual Ballot Deadline 12:00 noon (if necessary) Call 2019 Annual Meeting to Order at 1:00 p.m. to open and tally Secret Ballots; Recess once completed Board Agenda Workshop 4:00 p.m.
November 20th	Executive Session 5:00 p.m. 3rd Annual Spaghetti Feed 5:45 p.m. Re-convene 2019 Annual Members Election and 2020 Budget Ratification Meeting 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2019 Annual Members Election and 2020 Budget Ratification Meeting

Strategic Planning Sessions will occur periodically throughout 2019. Members of the Board of Directors, Architectural Control Committee and Finance & Budget Committee are working on a 10-year Strategic plan to prepare for the future of Caughlin Ranch. The first meeting is scheduled for 2:00 p.m. on Tuesday, January 8, 2019 at the Caughlin Ranch office.

As meetings are scheduled, notices will be posted in the Rancher (if time allows), on the CRHA website and in the 2 message boxes. Progress updates will be provided via the Rancher.

Dates and times are subject to change. Please visit the Caughlin Ranch website for up-to-date information regarding Caughlin Ranch Meetings and Events. The Board of Directors' General Business Meeting Agendas are posted on the Caughlin Ranch website and in the brochure box to the right of the entry door at 1070 Caughlin Crossing at least seven (7) days prior to each meeting. You may also call the Association office at: (775) 746-1499 or e-mail: admin@caughlinhoa.com to obtain agenda copies.

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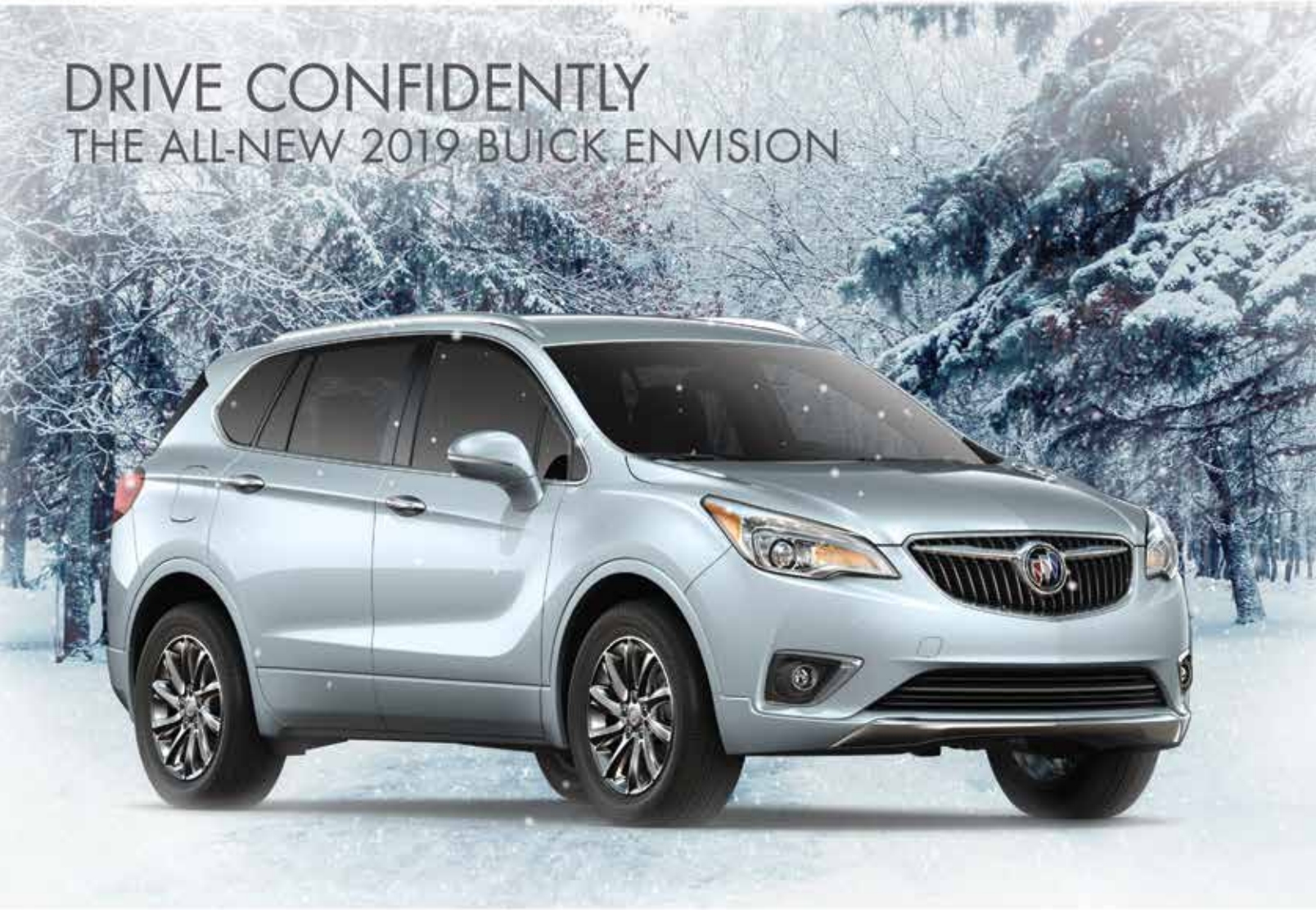

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