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Al Dennis
President

PRESIDENT'S CORNER

2019, Another Productive Year

ANOTHER YEAR HAS FLOWN BY with the migrating geese. 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 certainly accomplish a great deal on a yearly basis. Here is a recap of the accomplishments of the Caughlin Ranch Board of Directors in 2019 by month:

JANUARY

- Accepted final Employee Insurance premiums and dependent allocations eff. 01/01/19
- Accepted final Workers Compensation Insurance premium eff. 01/01/19
- Approved alternate mailbox standard for DeerCreek
- Approved cost of four (4) 2019 Reserve Study Financial Updates
- Approved Promontory Pointe Landscape Maintenance Agreement eff. 04/01/19 through 12/31/19
- Approved Caughlin Creek Landscape Maintenance Agreement eff. 03/01/19 through 12/31/19
- Approved Caughlin Creek Management Agreement eff. 03/01/19 through 12/31/19
- Approved application for Mutual of Omaha credit card
- Approved purchase of gently used multi-use photocopier machine
- Approved revising CRHA's Holiday Schedule
- Approved request to include Friday in the bi-annual weekend Garage Sales
- Rescinded Secondary Employment Policy
- Finalized acceptance of Pine Bluff Phase II Common Area
- Approved purchase of new / replacement laptop computer for ACC Meetings

MARCH

- Approved revisions to Employee Handbook
- Approved revisions to Seasonal Employee Handbook
- Approved four (4) 2019 Reserve Study Financial Updates
- Approved purchase of new towable woodchipper
- Approved purchase of Earthquake Insurance for 1070 Caughlin Crossing
- Approved CAI's Legislative Action Committee 2019 Contribution of \$1.00 per door
- Approved Agreement with Engineer Seth Padovan to inspect and report on common area rock walls

MAY

- Approved costs to install internet and video monitoring systems at Caughlin Creek Gates I & II and Mountainshyre
- Approved cost to replace Primary Computing, Accounting and Storage Host (main server)
- Approved Eaglesnest HOA Landscape Services Agreement through 12/31/19
- Approved Donated Bench Program Guidelines

Caughlin RANCHER

THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 13, ISSUE 1

BOARD OF DIRECTORS

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VICE PRESIDENT

Michele Attaway

SECRETARY

Drew Naccarato

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DIRECTOR

Mike Chern

DIRECTOR

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ON THE COVER:

Joe Ross in his advertising agency, OCG Creative.
Photo by Frank Haxton,
Digiman Studio.
Story page 7.

JULY

- Approved cost to repair exit gate at Mountainshyre
- Approved cost for professional weed control spraying in higher elevations
- Approved Phase II Rockery Wall Evaluation
- Approved cost of CMU retaining wall investigation
- Approved revisions to Employee Handbook

SEPTEMBER

- Accepted Proposed 2020 Budget; no assessment increase (member ratification required)
- Approved Landscape (General) and Management (Professional) Services Liability Insurance renewals
- Approved Crime, and Cyber Liability, Commercial Insurance Package, Umbrella, and Directors and Officers / Employment Practices Insurance renewals
- Approved 2-Year Caughlin Rancher Agreement with CPM Services
- Approved 2-Year Accounting/Consulting Agreement with Tim Cleary & Associates
- Accepted Engineer's Rockery Wall Evaluation and Maintenance Schedule
- Approved rockery wall repair
- Approved installation of additional cameras at 1070 Caughlin Crossing
- Approved Preventative Maintenance Agreement for Caughlin Creek Gates I and II and Mountainshyre
- Approved repairs to Caughlin Creek Gates I and II
- Approved Fence Repair Settlement Agreement and Release
- Approved Proposed 2020 Meeting and Other Important Dates
- Approved Proposed 2020 Community Events / Dates
- Approved General Manager's 2019 Performance Review Procedure
- Approved Revised Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule
- Accepted CRHA Strategic Plan Fiscal Years 2020 thru 2024
- Approved Bookkeeper's computer workstation upgrade
- Approved Revised Delinquent Assessment Collection Policy

NOVEMBER

- Approved 2019/2020 Staff Compensation Plan
- Approved Employee Insurance Policies eff. 12/01/19 and 125 Premium Only Plan
- Approved Workers Compensation Insurance Policy eff. 01/01/20
- Approved Caughlin Creek and Eaglesnest Management Agreements eff. 01/01/20
- Approved Caughlin Creek, Caughlin Crossing Commercial Center, Eaglesnest, and Promontory Pointe Landscape Maintenance Agreements eff. 01/01/20
- Acknowledged final insurance premiums eff. 11/01/19; approved on 09/25/19
- Appointed members to Architectural Control Committee
- Approved Revised Ground Cover Material List
- Approved fence paint color standard for Westpoint neighborhood
- Approved proposal for mapping and identifying ownership of parcels throughout CRHA
- Approved 2020 Reserve Study Updates with Site Visit

We are preparing for yet another very productive year in 2020. The CRHA Board Members are scheduled to meet on December 13th for Board Training and to review the approved Strategic Plan for Fiscal Years 2020 thru 2024. Staff objectives for 2020 are expected to be established at that time. Details will be included in the March *Caughlin Rancher* since the Board is meeting after the copy deadline for this current issue.

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

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FROM THE GENERAL MANAGER



Lorrie Olson
General Manager

Welcome New and Returning Caughlin Ranch Board Members!

AT THE ANNUAL MEMBERS ELECTION MEETING on November 20th, three (3) CRHA homeowners were elected to serve the Board of Directors for a two-year term.

Al Dennis was re-elected and re-appointed to serve as President. Margaret Getz and Michael Ginsburg were both elected to the Board and will serve as Directors. Michele Attaway was re-appointed Vice President and Drew Naccarato re-appointed Secretary. Allen Black was appointed Treasurer and Mike Chern will continue to serve as Director.

We want to thank everyone who ran for a seat on the Board. If you are not successful the first time, please keep trying as elections are conducted yearly. We are very appreciative of the time, effort and sheer commitment the Board Members have made to keeping Caughlin Ranch a great place to live, work and play!

— **Lorrie Olson**, CMCA, AMS, PCAM, LSM
GENERAL MANAGER/SUPERVISING COMMUNITY MANAGER
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Community Creator

**Caughlin Ranch
Resident Joe Ross
delivers design
talent to HOA**



Written by Jessica Santana

IF YOU'RE ENJOYING THE EXPERIENCE of using your new Caughlin Ranch HOA website, you have Joe Ross, president of OCG Creative in Reno, to thank. When he and his family moved to Westpoint in October 2017, Ross, a digital designer by trade, found the website cluttered and off-putting—a user experience that was the polar opposite of what he was finding the residential experience to be, with its comfortable, open spaces and tranquil beauty.

“The old website had been built a long time ago, so it wasn’t up to the standards of using it with mobile devices and so forth, and in general it was just a bad experience,” Ross recalls, explaining that he’d been struggling with the site since moving in. “It was very text heavy—and it has to be, because you’re trying to deliver information to people, but people just don’t tend to read online; they scan. So the information needed to be there, but organized in a way that was more interesting.”

Fortunately, others had noticed, too, and had formed a committee of residents interested in discussing the website’s problems, identify goals for a new site and establish a plan for its creation.

“I had just moved to Caughlin Ranch, and I thought this would be a great way to get to know some people,” he said. “I didn’t really think I would end up doing the site, that wasn’t my goal when I started out. It was very casual; we had weekly meetings and talked about the things we needed and wanted to include, and I really enjoyed the people.”

Ross, intending only to voluntarily share his insights and connect to some of his new neighbors, soon emerged as the right man, with the right agency, for the job. By the end of 2018, Ross and the team at OCG were enmeshed in the redesign. The new site was live by spring 2018.

“The first issue was to create an experience on the site that lived up to what it was like to live in Caughlin Ranch,” he says. “One of the parameters we established early on was that we wouldn’t introduce anything that was confusing.”



OCG Partner and Vice President, Jill Rutherford
talking to Chelsea Bosco, Director of Design &
Development.



Ross (R) and son Nick.

JACK OF ALL TRADES

Perhaps as a product of having a creative mind, Ross spent a number of years dabbling in a variety of career fields before settling on digital design and marketing. A

This meant a cleaner, more intuitive layout with plenty of white space; more visually appealing typefaces and imagery; and information that was delivered in a straightforward, organized fashion. A gallery of neighborhood photos that change with the seasons and up-to-date news bulletins make the site a living, breathing extension of a vibrant association.



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native of Southern California, he attended music school in Hollywood and moved to Reno, where he owned and operated a retail music store and school with one of his current partners at OCG, Todd Smith. Wearing a businessman's hat and observing the changes taking place in the competitive landscape of retail prompted two decisions: 1) to teach himself as much as he could about e-commerce and the internet, and 2) earn a Master of Business Administration at University of Phoenix at night while still working his day job.

He took a detour in the early 2000s when some friends and colleagues in the medical industry suggested he put his leadership skills to use in helping to establish a radiology group in Elko and, later, an urgent care clinic in Reno. It was an exciting time, he says, and he genuinely loved the field, but soon realized it wasn't a good fit.

A desire to work in digital marketing in 2007 prompted him to, almost overnight, form the agency he (reluctantly) called iPutty—a name inspired by the idea that the web could be shaped and molded to fit one's needs, though it never felt like the right name.

Fortunately, he wasn't stuck with it for long. In 2012, iPutty merged with OCG Creative—formed in the '90s and primarily a graphic and print firm. OCG was now a full-service marketing agency with an emphasis on the digital, helmed by Ross as president, Jill Rutherford as vice president, and his old friend and music store partner Smith as VP of engineering. The firm serves an impressively large roster of clients that include local restaurants (including The Grill at Quail Corners and Chihuahua's Cantina & Grill), Aloha Medicinals, EyeZone Nevada, Full Tilt Logistics, several companies in the dive travel industry and many more.

"You really can't drive through Reno without seeing our work in every direction," Ross. "We feel very fortunate to work with so many great Reno companies."



Ross and wife Linda in Kona, Hawaii.



Clay Halliday, Production Manager, with part of OCG's Social Media team, (left to right) Ashley Witucki, Gabbi DiOrio, and Jena Forsberg, Field Strategist.

SETTLED IN

Ross and his family—wife Linda and son Nicholas—had been residents of Old Southwest Reno when a Caughlin Ranch home opened up just around one corner from his brother and another corner from his dad. Drawn to the picturesque setting, neighborly atmosphere and feeling of security the Rosses had seen their family members enjoy in Caughlin Ranch, they bought the home they'd spied for sale in 2017 and have since all settled in quite nicely. Linda owns Ruff Ruff Ruff Meow, a successful pet-sitting service focused on servicing clients close to home, and 14-year-old Nicholas, whom Ross says already can beat him at golf, is excited to start his freshman year at Reno High in the fall.

"He's really into video production and some of the things we do [at OCG Creative]," Ross says, admitting that he wonders if the young man may someday follow in his father's footsteps.

The area has been a perfect fit for this family who loves outdoor recreation. Ross enjoys snapping beautiful photos for the new HOA site while he's exploring the neighborhood, and he hopes residents will begin capturing and contributing their own photos of this beautiful place they call home, to help give the site life.

"I think the site gives a sense of what the neighborhood's about now, and I'm pretty proud of it," he says.



Ross (R) and son Nick playing miniature golf in Kona, Hawaii.



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Important Notices & Reminders

WALL INSPECTIONS – BLOCK AND ROCKERY

A segmental block retaining wall located along the southeast side of Caughlin Ranch Parkway between E. Creek Ridge and Seasons Trail was recently evaluated by Shields Engineering, inc. (SEi). The wall is approaching 30 years old and some distress was recently observed. SEi concluded that the upper section of the wall is rotating outward which may lead to eventual failure. SEi has recommended repairing the wall in place by strengthening the upper section and making drainage improvements above the wall. The proposed repairs will strengthen the upper section of the wall and will extend the functional life of the entire wall.

CRHA staff and Board Members met with SEi and Padovan Consulting, who are providing construction management support, to discuss repair options, and temporary monitoring and fall protection. Currently, the Consulting Engineers are preparing proposals for design and construction management. They have also met with a survey firm to obtain a proposal for temporary monitoring of the retaining wall and met with a general contractor to discuss the possible construction of a scaffolding system to provide overhead protection. If it is determined that there is a risk of any block(s) falling, then a scaffolding structure will be placed on the sidewalk to provide overhead protection. It is anticipated that the repairs will take place in the summer of 2020 after designs are prepared, permits obtained and bids received from qualified contractors. The Caughlin Ranch Homeowners

Association has maintained adequate operating cash reserves to provide for unforeseen expenses such as this. At this time, it is not anticipated that a special assessment will be required to fund the wall repairs.

VILLAGE GREEN PARK—2020 IMPROVEMENTS

The playset in the Village Green Park has outlived its useful life. We have budgeted to replace the playset and ground surface as required in order to be ADA compliant. There are currently two new developments under construction in Caughlin Ranch for a total of 88 new homes. Each new home is required to contribute \$1,000 to a City of Reno Park Improvement Fund. Caughlin Ranch will have the ability to request reimbursement up to \$88,000 from the City once the improvements are completed and pass inspection. The total cost is expected to exceed \$100,000.

Landscape and Maintenance Superintendent Randy Lisenby is currently working on a Park Improvement Plan. Our goal is to place the Plan on the January 15, 2020 Board Agenda for approval consideration. If the proposed Plan requires further consideration, at the very latest, we expect to have it approved on March 18, 2020 when the Board is scheduled to meet next.

CAUGHLIN RANCH FIRE HYDRANTS

As you drive around the Ranch, take notice of the fire hydrants you pass by. The City of Reno's fire hydrants are painted **RED** and can be found throughout a majority of the Ranch. These areas are serviced by the City of Reno Fire Department.

Washoe County's fire hydrants are painted **YELLOW** and are located strictly within the unincorporated areas of the City within Caughlin Ranch. These areas are serviced by the Truckee Meadows Fire Protection District.

In the case of an emergency, such as fire, please call 911 immediately; they will dispatch the appropriate agency.



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TRASH/RECYCLE CONTAINERS AND WILDLIFE

It is absolutely true that Caughlin Ranch residents **ARE NOT ALLOWED** to place their trash or recycle containers out for pick-up prior to Monday morning. That is the rule, and CRHA is enforcing it consistently and on a regular basis throughout the community. Any resident who is found to have a container that

was raided by wildlife, will be reported to Washoe County. They have the ability to require residents to procure an animal resistant container if they have a problem keeping theirs contained.

We know how early Waste Management generally arrives in the morning. We know some of our residents are retired and prefer not to set an alarm to get up early to put out a trash container. We know it can be icy in the morning during the

winter months. We know many residents have never seen a bear in Caughlin Ranch. We know following the rule can sometimes be a burden and a hassle, particularly if you are planning time away on trash day which is Monday.

On a nightly basis, Caughlin Ranch has several animal species wandering about and rummaging for food; bears, raccoons, coyotes, marmots, and lynx to name a few. And yes, they travel and cross both sides of McCarran Blvd. They move along the trails just as we all do.

You can easily avoid receiving a written notice from Caughlin Ranch by not placing your trash or recycle container out for pick-up prior to Monday morning and by storing them back out of sight by Monday night. If you are going to be away from home during that time, please ask for assistance from a neighbor, friend or family member in order to avoid the need for a written notice. The Board of Directors does not grant waivers or variances to neighborhoods, individuals or businesses regarding the placement or storage of trash and/or recycle containers.

REVISED RULES AND REGULATIONS

On December 2, 2019, the CRHA Revised Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule became effective.



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"The instructors and students are very friendly and super supportive. It doesn't matter your age or size here. They all make you feel welcomed and work with you." —TLYNN C.

"Scott and his Black Belts are amazing instructors. Even all the students are super friendly." —PATRECK F.

Children who train in karate are much less likely to be bullied, or become bullies, as they develop greater self confidence and respect for others.



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UPCOMING COOKING CLASSES

Jan. 10	Sushi
Jan. 11	Culinary Boot Camp
Jan. 14	Beginner's Kitchen
Jan. 15	Techniques 1
Jan. 16	Cooking for Health
Jan. 17	Taste of Tuscany
Jan. 18	Croissant Workshop
Jan. 22	Girls' Night Out: Tapas
Jan. 23	Ravioli & Tortellini
Jan. 24	Chinese Takeout Favorites
Jan. 25	Knife Sharpening Workshop
Jan. 28	Kids Cook!
Jan. 29	Techniques 1
Jan. 30	Ramen & Asian Dumplings
Jan. 31	Date Night: Burgundy
Feb. 1	Entree Winter Soups
Feb. 4	Teens Cook!
Feb. 5	Techniques 2
Feb. 6	Gnocchi
Feb. 7	Taste of Thailand
Feb. 8	Pate a Choux-Profiteroles and Eclairs
Feb. 11	Knife Skills Workshop
Feb. 12	Techniques 3
Feb. 13-15	Couples: Love Bites
Feb. 19	Cast Iron Cooking

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This revision includes a new regulation of which all owners and residents need to be aware:

38. The City of Reno's Municipal Code and the Washoe County Code requires the property owner to remove snow and ice from sidewalks adjacent to an owner's property. Such snow and ice from an owner's property, and the sidewalks adjacent to the owner's property shall be removed promptly and in no event, longer than twenty-four (24) hours of a storm event. The sidewalk must be cleared of snow and ice from one end of the property-line to the other end.

PLEASE clear your sidewalks promptly to allow for safe access. PLEASE be considerate of your neighbors who may be in need of assistance. This can be quite a burden on anyone disabled and/or elderly.

CAUGHLIN RANCH ELEMENTARY SCHOOL (CRES) ACCESS

CRHA Management was recently contacted by CRES and a couple of concerned parents. It was reported that two students in the after-school program walked out the back gate into Village Green Park.

CRES advised they would like to keep the gate locked while students are on the premises. Every school is required to restrict access onto their campuses for safety and security reasons.

Caughlin Ranch does not and has not had a key to that gate. We do have an agreement to mow their field; they contact us when they need that done. CRES was advised as far as CRHA is concerned, that the gate can be locked at the school's discretion.

We apologize to the folks who have used the school property to access the Village Green Park. Everyone's priority is to keep the students safe; the school knows and will do what is best in that regard and they have our blessing.



MILITARY STATUS VERIFICATION FORM AND NEVADA CIVIL RELIEF ACT (FORM)

Both forms were mailed to every owner in the 2019 Annual Meeting packet. If you are an active or retired military service member and/or a federal worker/contractor, state worker/contractor, tribal worker/contractor, a household member of any of these, or the landlord of a federal, state or tribal worker or contractor then PLEASE consider completing and returning the appropriate form ASAP.

The Nevada Legislature has put protections in place to prevent any of the above classes from losing their homes in a foreclosure process as a result of a state and/or government furlough, shutdown, etc. CRHA is precluded from commencing certain collection actions if we have the appropriate form(s) on file.

ENDEAVOR TO ALLOW ELECTRONIC VOTING FOR HOA ELECTIONS IN NEVADA

Currently, Nevada is one of the few states that does not allow HOAs to conduct elections via on-line voting. There are several reputable companies that have been facilitating on-line voting for many years now. The cost of preparing and mailing paper ballots is outrageous, especially if you have over 2,200 addresses in your community.

The biggest frustration is the extremely low return on our investment. It would not be so disheartening if we were regularly getting back at least 50% of the ballots we mail out. Folks, it is not even close!

GM Olson had the privilege recently to personally speak with State Assemblywoman Alexis Hansen regarding this matter. She provided her with a recap of CRHAs 2019 Annual Election results.

30 Commercial properties entitled to 97 votes based on square footage.



Received 20 ballots back; 20.7%.

Single-family properties entitled to 2,261 votes.

Received 419 ballots back; 18.6%.

The total cost of the 2019 Annual Meeting Packet including envelopes was \$11,075.08. The total cost of postage was \$2,994.65. Making the total cost of each packet \$6.14.

The time and associated costs to conduct a paper ballot election is truly onerous on an HOA. If you do the math, the cost of each vote received in 2019 equates to \$32.04 per vote.

We are confident that on-line voting will garner a much better voting result for larger associations in particular. GM Olson will continue to pursue the matter with local legislators.

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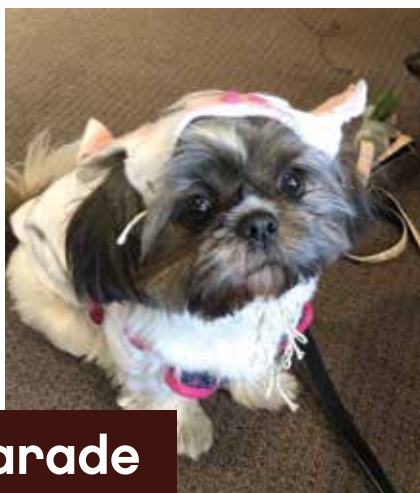
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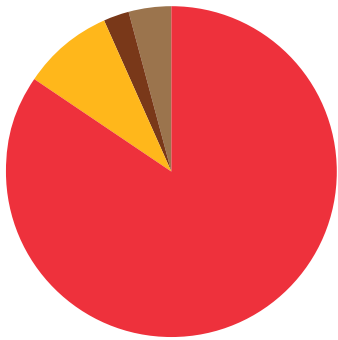
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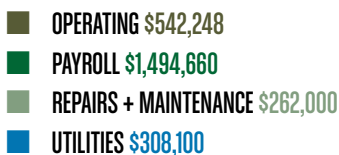
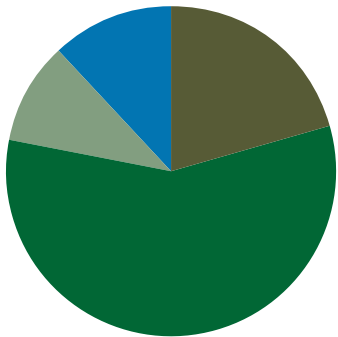
Annual BBQ



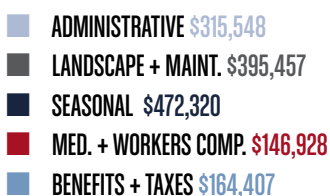
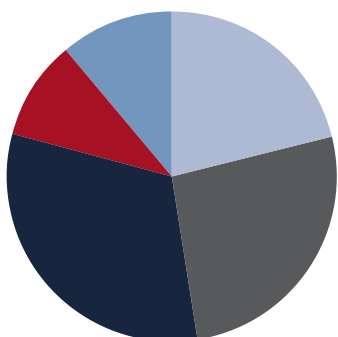
2020 OPERATING INCOME \$2,327,008



2020 OPERATING EXPENSES \$2,607,008



2020 PAYROLL \$1,149,660



2020 BUDGET RATIFIED

THE 2020 BUDGET WAS RATIFIED at the November 20th Annual Election and 2020 Budget Ratification Meeting. Noteworthy issues regarding the 2020 Budget include the following:

1. Once again there is no proposed assessment increase in 2020. The last assessment increase in 2017 followed a stretch of nine years without an increase. This fiscal success was the result of stringent budget controls and a significant reduction in irrigation costs through a program of low water landscaping combined with the Water Project which saved over \$200,000 last year alone.

2. It was anticipated that the strong CRHA cash position would allow us to pay down a portion of the 1070 Building mortgage in 2020, saving the Association significant interest expense over the life of the loan. However, as noted in the update of the block retaining wall repairs (on page 10), we may need to postpone the mortgage pay down to cover the cost of the wall repairs. We will re-evaluate our cash position in the first quarter of 2020 to determine if a partial mortgage pay down is still feasible.

3. Looking beyond 2020, one factor that will impact future budgets and assessments is the cost of our landscape labor force. The labor market in Reno is extremely tight due to the high level of economic development throughout the region. This has necessitated a substantial increase in wages over the past several years in order to attract and retain our seasonal landscape crew. We expect this trend to continue.

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2020 COMMUNITY EVENTS

Spring Wine

Moana Nursery
Thursday, April 2nd
5:00 pm–7:00 pm

Garage Sales

Individual Homes
Friday, Saturday & Sunday
June 5th, 6th & 7th
7:00 am–3:00 pm

Spring Bird Walk/Watch

Meet at CRHA Parking Lot
Saturday, June 13th
8:00 am–10:00 am

Shredding Day

CRHA Parking Lot
Saturday, June 13th
11:00 am to 1:00 pm

Concerts in the Park

Village Green Park
Sundays, June 28th
July 5th, 12th, 19th & 26th
6:00 pm–8:00 pm

Operation BackPack

Caughlin Ranch Office
May/June/July
May 1st–July 27th
Monday–Friday
8:00 am–5:00 pm

Cross Peak Hike

Meet at Caughlin Club
Saturday, Sept. 12th
8:30 am

10th Annual BBQ

Village Green Park
Sunday, Sept. 13th
1:00 pm–4:00 pm

Fall Bird Walk/Watch

Meet at CRHA
Parking Lot
Saturday, Sept. 19th
9:00 am–11:00 am

Garage Sales

Individual Homes
Friday, Saturday & Sunday
October 2nd, 3rd, & 4th
7:00 am–3:00 pm

Oktoberfest

Caughlin Ranch Conference Room
Thursday, October 15th
5:00 pm–7:00 pm

Trick or Treating & Pup Costume Parade

Caughlin Ranch
Conference Room
Prizes for Best Dressed Pups
Thursday, October 29th
3:00 pm–4:30 pm

Angel Tree

Caughlin Ranch Office
Monday thru Friday
November 2nd–30th
8:00 am–5:00 pm

4th Annual Spaghetti Feed/2021 Budget Ratification/36th Annual Members Meeting

Caughlin Ranch Community Conference Room
Wednesday, November 18th
Beginning at 5:30 pm



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Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

Board Meetings, except in March and September will begin at 5:30 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. The March Board of Directors Meeting and September Board of Directors Meeting will begin at 2:00 p.m. The November Annual Members Election/2021 Budget Ratification Meeting will begin at 5:30 p.m. A Board of Directors Organizational and General Business Meeting will immediately follow the November Annual Members Election 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:

Wednesday, March 4th at 2:00 p.m.

Wednesday, June 3rd at 5:30 p.m.

Wednesday, September 2nd at 2:00 p.m. | Approve 2021 Budget; Member ratification required

Wednesday, November 4th **beginning at 5:30 p.m.** | Annual Members Election | 2021 Budget Ratification & Board of Directors General Business | Organizational Meeting

Meeting dates and times are subject to change. Agendas will be made available at least 7-days before each regularly scheduled Board of Directors Meeting. Agenda copies can be obtained from the brochure box located to the right of the entry door of the CRHA office at 1070 Caughlin Crossing. Agendas will be posted in the box labeled "CAUGHLIN CREEK". You may also obtain agenda copies by calling: (775) 746-1499, or by emailing Community Manager Sandy Wheeler at: sandy@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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Eaglesnest

Chet Mallory, President

John Lopez, Vice President

J Carter Witt, Secretary

Brad Pearce, Treasurer

Paul Muto, Director

Executive Sessions are held at 5:00 p.m. Board Meetings will begin at 5:30 p.m. The November Annual Members Election/2021 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 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:

Tuesday, March 3rd

Tuesday, June 2nd

Tuesday, September 1st | Approve 2021 Budget

Tuesday, November 10th | Annual Members Election | 2021 Budget Ratification & Board of Directors General Business | Organizational Meeting

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

IMPORTANT MEETING DATES

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Caughlin Ranch

The following are the proposed 2020 dates for the Board of Directors' Workshops, Executive Sessions, General Business Meetings, and the 2020 Annual Members and 2021 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 are 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:

Jan. 13th	Board Agenda Workshop 4:00 p.m.
Jan. 15th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
Mar. 16th	Board Agenda Workshop 4:00 p.m.
Mar. 18th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
May 18th	Board Agenda Workshop 4:00 p.m.
May 20th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
July 13th	Board Agenda Workshop 4:00 p.m.
July 15th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m.
Aug. 17th	2021 Budget Workshop 4:00 p.m.
Sept. 21st	Board Agenda Workshop 4:00 p.m. (Final 2021 Budget Review)
Sept. 23rd	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2021 Budget; member ratification required)
Nov. 5th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
Nov. 16th	Annual Ballot Deadline 12:00 noon (if necessary) Call 2020 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.
Nov. 18th	Executive Session 4:30 p.m. 3rd Annual Spaghetti Feed 5:30 p.m. Re-convene 2020 Annual Members Election and 2021 Budget Ratification Meeting at 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2020 Annual Members Election and 2021 Budget Ratification Meeting
Dec. 11th	Board Training 8:00 a.m. TENTATIVE

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 email: manager@caughlinhoa.com to obtain agenda copies.

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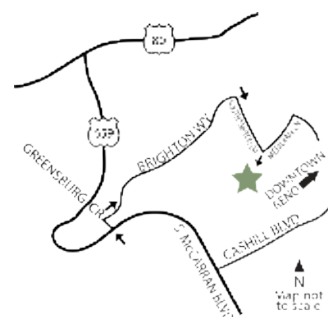
RESIDENCE FOUR

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