

Important HOA News Inside!

The Official Magazine of the Homeowners Association

JULY/AUGUST 2020

Caughlin

RANCHER

**Nevada Fine Arts:
50+ years
and still going
strong** p. 4

Community Events Update p. 12

**Homeowner Orientation
July 9th & August 6th** p. 11

IRRIGATION LEAKS: CALL 746-1499, 24/7!

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1070 Caughlin Crossing
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VOL. 13, ISSUE 4

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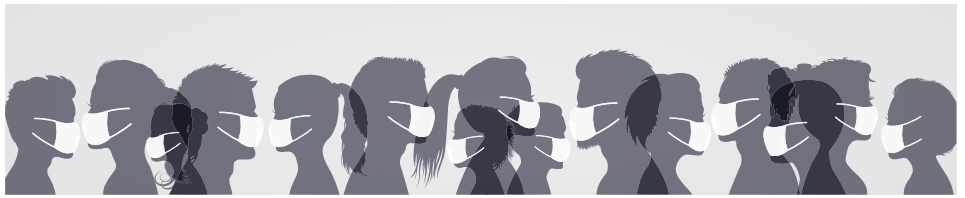


ON THE COVER:

Mark Hammon and Debbie

Wolff at Burning Man 2019.

Photo by Ales Prikryl aka
Dust to Ashes. Story page 4.



PRESIDENT'S CORNER

HI EVERYONE,

With the world-wide pandemic and the shelter-in-place orders over the past few months, many have sought refuge in the outdoors. We are so fortunate to live in a place that has miles of walking and hiking trails right outside our back doors (literally for some of us).

I just wanted to remind everyone that even though Caughlin Ranch is **OUR** home, we have **NO** control over the use of the trails and common areas. Our management

staff has been getting bombarded with complaints about the crowds that have been showing up and overrunning our area, many of whom are leaving trash and vandalizing HOA property. We are all proud to call Caughlin Ranch home. If you see suspicious behavior (i.e. vandalism to property) call 911 then our ESI security service at 626-3000. And if you see garbage on the trails, you might just pick it up and place it in a trash can.

I hope that some day this lockdown will end, but I am certain that it will never be the same. We all miss seeing our friends and neighbors at the wonderful activities that our HOA staff and Events Committee put on every year like the summer concert series and annual barbecue. As of right now, many of these events have been cancelled, but our staff is staying on top of changing recommendations from the CDC and will let everyone know when an event is cancelled, postponed or back on. Please refer to our website at caughlinhoa.com for the most up-to-date information or call the office at 746-1499. Kudos to the Manager (Lorrie) and her staff for finding ways to keep us moving forward during this pandemic.

—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.



THE ART OF STAYING ALIVE

Nevada Fine Arts Owners Display Longevity

(L) Mark and Debbie in front of their store in Midtown, 1301 S. Virginia St.



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By Jessica Santina

HEALTH EXPERTS AGREE THAT ART CAN BE A HEALING EXERCISE. That explains why Caughlin Ranch residents Debbie Wolff and Mark Hammon, owners of Reno's Nevada Fine Arts, have stayed busy during a once-in-a-lifetime pandemic.

"We've just had an endless barrage of people who are like, 'I want to acrylic paint,' 'I want to watercolor,' 'I want to do sculpture,'" said Mark. "We've sold paint sets and canvases. I think this is a good opportunity for people to try things they've always been interested in trying."

"COVID is forcing people to think outside the box and be more creative," Debbie added, pointing to the painted kindness rocks seen around town (for which supplies are available at Nevada Fine Arts). "[Seeing them] makes us remember that we're all human and going through something together, so let's make each other happy."

SIX BUSINESSES IN ONE

Creative approaches and resourcefulness have, in fact, been hallmarks of Nevada Fine Arts, which turned 50 years old last year.

The business began on Fourth Street as Reno's first custom framing shop and has consistently evolved to meet the changing needs of the community, even as it has undergone four ownership changes. Debbie, a graphic designer, and her former husband, Doug, moved to Reno from Salinas, Calif., in 2001 with the intent of slowing down and raising their two daughters in a more affordable, family-friendly community. They settled on Caughlin Ranch and purchasing an art supply and custom framing shop they'd found for sale called Nevada Fine Arts.

"Caughlin Ranch, for me personally, really enhanced my quality of life," Debbie says. "I could walk my kids to school at

Roy Gomm, they made a lot of great friends here. And it's such a beautiful neighborhood."

Throughout the years, they began to expand their business. In 2007, they moved the business to Midtown ("before it was a thing," Mark says), providing more space and parking.

Although the Wolffs divorced soon after purchasing the business, the split was amicable, allowing them to remain partners for years afterward. Mark, a local photographer, jewelry-maker, and former owner of Truckee River Gallery, was a frequent patron of the shop, and he and Debbie eventually became close and moved in together in 2008. When



The Nevada Fine Arts Gallery, located downstairs in the store.

Doug was ready to retire from the business in 2014, he approached Mark about buying him out, which he did.

As fine artists themselves (Debbie does encaustic, or hot wax painting, photography and many other types of

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work), partners Debbie and Mark avidly participate in the local arts scene. Their art often is inspired by walks around Caughlin Ranch — Debbie's recent design still-life series, *I Went for a Walk*, consists of images of flora seen around the neighborhood. The two also attend Burning Man every year (with the obvious exception of 2020) and are part of the organization's photo documentation team. The event has been the subject of, and venue for, much of their artwork, which has appeared in museums across the country. In fact, Mark's jewelry is featured in the *Jewelry of Burning Man* book and is part of the Nevada Museum of Art's permanent collection.

Their goal of responding to local artists' needs has driven the business in new directions — they say Nevada Fine Arts is actually six businesses in one. In addition to custom framing and art (and school) supplies, it features a unique gift selection of toys, cards, candles and other novelties; a free art book lending library; a home for art classes (which also doubles as a local club meetup space); an art gallery; and a fine art printing and reproduction service.

"The art printing and reproduction serves a real need in the art community," Mark said. "A lot of artists make money selling reproductions of their work, so we have a studio dedicated to reproducing artwork. It's all color-profiled, extremely high-resolution imagery. And we have large-format capabilities."

Debbie added that they've even worked with the Nevada Museum of Art to reproduce pieces for use in coffee table books.

The business also is an award-winning frame shop with 2,500 moulding choices, making it a go-to location for individuals and local businesses, which use NFA's framing and art selection services to beautify their environments.

"I've always felt that stores like ours give a flavor to a town. It gives it substance and soul. And my vision, and I know it's Mark's too, is to provide service to our community," Debbie said, pointing to their previous activities such as partnering with nonprofits to host fundraisers, judging local student art shows and providing gift cards as prizes, and offering discounts to local students and teachers. "We give back, and we hire local people, many of them artists."

In fact, the partners say that the shop's many offerings and knowledgeable staff fill a niche not found elsewhere in town. "People come in and get a little lesson just from talking to the staff about how to do certain techniques or what products are best."

This, they insist, really sets Nevada Fine Arts apart from big box stores. "We've really worked to curate a selection of art supplies that we're confident in and are very high quality but still affordable," Hammon added.



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REMAINING RESILIENT

The coronavirus outbreak brought an abrupt halt to many of the store's activities, including classes and access to the gallery. Materials have been available through curbside pickup

— Mark, a trained web designer, worked frantically to develop an online store that, at the time of this writing, contains almost half of its inventory — and limited shopping in store. But make no mistake, they fully expect to survive this crisis and thrive for another 50 years.

"We bought the business six months before 9/11 happened, and we survived that," Wolff said. "Then in the 2008 downturn, we flourished through that. When people can't travel, when people are under great stress, art is therapy. And we want it to be an inspirational place."



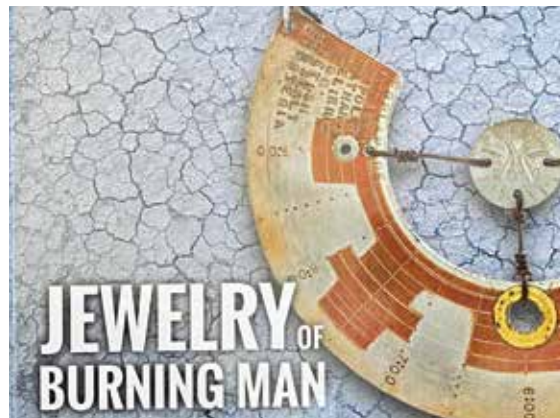
For details, visit www.nvfinearts.com.

Artwork by Debbie Wolff:

www.debbiewolff.com

Artwork by Mark Hammon:

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Important Notices & Reminders

ESI PATROL SERVICES

Caughlin Ranch wants all of our residents to remain safe and diligent. If anyone witnesses any illegal activities; including vandalism or tagging, etc., PLEASE CALL 911 IMMEDIATELY and report the activities and location to the authorities.

Also, Caughlin Ranch recently contracted with ESI to provide patrol services through Halloween night with:

- One (1) vehicle, five (5) nights per week (Thursday through Monday) for six (6) hours (10:00 pm thru 4:00 am).
- One (1) officer will randomly patrol the trails for four (4) hours one (1) day per week looking for and greeting anyone with an off-leash dog.
- A patrol officer is also charged with emptying and locking the Village Green Park parking lots at approximately 10:00 pm and reopening them at approximately 4:00 am year-round.
- Two (2) patrol vehicles will patrol on July 4th and Halloween (10/31) shifts.

Please call ESI Dispatch at 626-3000, AFTER CALLING 911, anytime an incident occurs while ESI is scheduled to be on-site. ESI also has a House Watch service; the form is available on the CRHA website at: www.caughlinhoa.com.

CRHA PONDS

Please do not swim, wade, or fish in any of the CRHA ponds. The water may have bacteria and/or fungus in it. Washoe County stocks the ponds with mosquito-eating fish; please DO NOT remove any fish or wildlife of any kind from the ponds and waterways.

Waterslides, floating devices, etc. are not permitted in any of the ponds. PLEASE do not allow your pets to chase or harass birds or wildlife in or around the ponds. We have turtles, coy fish, crawdads, etc. all co-habiting peacefully in our ponds and we all want to enjoy their time here.

CAUGHLIN RANCH SPEED LIMITS & CROSSWALKS

We are asked repeatedly to remind residents of the speed limits within CRHA. The main thoroughfares are 25 MPH MAXIMUM. When you drive over the speed limit you are risking the lives of others. The few minutes you could potentially save may be at the cost of another's life. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

The speed limit in Caughlin Creek/DeerCreek is 15

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MPH MAXIMUM. New signs reminding drivers have been posted. Residents are concerned with children at play and walkers; drivers should be just as concerned and vigilant. PLEASE DO NOT SPEED IN CAUGHLIN RANCH.

We are also regularly asked to remind drivers not to ever enter a sidewalk when a pedestrian is present. It is illegal to drive through a crosswalk when a pedestrian is present. You may think, well they're on the other side, I can't hurt them. WRONG! Pedestrians and pets can be frightened when they hear a car driving through a crosswalk with them present. It is an unsafe and illegal practice. PLEASE DO NOT ENTER CROSSWALKS WHILE PEDESTRIANS ARE PRESENT.



PATHS & TRAILS

Bicyclists, skate boarders, etc. are reminded to yield to foot traffic on the paths and trails. Please travel slowly and cautiously and watch for walkers, strollers, dogs on leashes, etc. Motorized vehicles, scooters, recliners, etc. are never allowed to travel on the paths, trails, or sidewalks.

"WHO YOU GONNA CALL?"

Caughlin Ranch HOA at (775) 746-1499, that's who! Have a question regarding your assessment account or balance due? Ask for Community Association Manager Sandy Wheeler, Accounts Payable & Receivable or contact her at: sandy@

caughlinhoa.com. Need information regarding architectural matters: improvements, modifications, replacements, etc.? Want to bring a possible violation to our attention or lodge a complaint? Ask for Assistant Manager Kim Teepe, ACC/CC&R Coordinator or contact her at: kim@caughlinhoa.com. Have questions or concerns regarding landscaping and the common areas? Contact Landscape and Maintenance Superintendent Randy Lisenby at: randy@caughlinhoa.com. Have specific questions or concerns regarding the Association or would like to bring opportunities for improvement to our attention? Ask for General Manager Lorrie Olson or contact her at: manager@caughlinhoa.com. Office Manager/HR Specialist Gloria Presta (gloria@caughlinhoa.com) will be happy to take your call and answer general Association questions, take messages for Superintendent Lisenby, take park and conference room reservations, and/or to direct your call to the appropriate staff person.

WATER & IRRIGATION

CALL THE ASSOCIATION OFFICE AT (775) 746-1499 TO REPORT ALL WATER RELATED BREAKS, LEAKS, GEYSERS, ETC. When the office is closed, the 24-hour answering service will dispatch the on-call employee ASAP to turn off the water until the repair can be made. **DO NOT report water related issues via email; these accounts are not monitored 24/7.**

TRASH & RECYCLING CONTAINERS

Monday is collection day. Trash and recycling containers MAY NOT be placed outside for pick-up any sooner than Monday morning. The only exception is for residents who have purchased an approved animal resistant container. Please contact the Association office for more information on approved animal resistant containers.

The address of residents whose container is found to be raided by wildlife, will be reported to Washoe County. In order to keep the bears, coyotes, racoons, etc. from making regular visits, we must keep the trash and recycling containers out-of-sight and adequately stored.



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WATERCRAFT, TRAILERS, RV'S, ETC.

Watercraft, trailers, RV's, campers, etc. may not be visibly parked or stored within Caughlin Ranch for more than twenty-four (24) consecutive hours; one (1) day only. And, not for more than five (5) days in a thirty (30) day period.

IS IT TIME TO PAINT?

There are many homes and fences that are in need of a fresh coat of paint. If, and only if, you are re-painting the exact same color that is in the approved color scheme, or was previously approved by the ACC, can you re-paint without first receiving prior written approval from the ACC. If you are unsure if an existing color is approved, please call the Association office and ask to speak with Sandy. Owners who paint and/or re-paint an unapproved color without prior written approval from the ACC, do so at their own peril.

Kelly-Moore is offering a discount to Caughlin Ranch homeowners on paint and sundries. Please stop by the Association office to pick-up a "Kelly-Moore Club Card"; the Caughlin Ranch HOA Account number is shown on the back as well as the address to their Reno store at 80 E. Patriot Blvd., Suite A.

TRUCKEE MEADOWS COMMUNITY FORESTRY COALITION

The TMCFC at: www.communityforestry.org is an invaluable resource for homeowners in our area. They provide, free of charge, information regarding the best trees to plant and where, how to plant them and properly irrigate them, tree care, mulching, etc. Also, to schedule a consultation with one of the TMCFC's certified arborists, please send an email to: dalecarlon@yahoo.com. Make sure to include "TMCFC Request" in the subject line.

DOGS

Both the City of Reno and Washoe County require dogs to be on a leash at all times when not confined, and they must be under the control of a person capable of controlling the animal. Dogs shall not be allowed to become a nuisance to or unreasonably interfere with the comfort, privacy or safety of other owners within the development. Please report loose, dangerous and/or nuisance dogs directly to Washoe County Animal Control at (775) 322-dogs (3647). Also, please report loose dogs to the Association office if you know the address of the dog's owner; we have no way of following-up if we don't have the owner's address.

LOST & FOUND

All items turned over to staff are retained at the CRHA office for a minimum of 30-days. In the past, we have had expensive car ignition fobs, glasses, cell phones, etc. turned over to us. The items are almost never claimed. We currently have an off-road bicycle tire waiting to be claimed since April 20th. Please call if you have lost anything in Caughlin Ranch and leave your name and number with the office in case your item is found.

CRHA OFFICE OPEN – UNDER COVID RESTRICTIONS

The CRHA office has re-opened under COVID-19 restrictions and protocols. Two (2) plexiglass panels have been installed to create a physical barrier in front of the reception desk. We have also moved furniture and tables to create a barrier where the plexiglass ends so no one will be able to walk in front of the reception desk. The Little Free Library will remain closed and we have discontinued the display and distribution of agendas, forms, handouts, pamphlets, etc. In order to keep staff safe, no one will be allowed into the office without a mask and we



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will not allow more than two visitors in the office at a time. The appropriate notices are posted on the front entry door. We have a table and chairs set-up on the front entry porch of 1070 Caughlin Crossing so that we may be able to assist our residents and guests as quickly as possible. We thank you in advance for your patience and understanding.

VILLAGE GREEN PARK PLAYGROUND EQUIPMENT

Over the next few weeks, the outdated and unrepairable playground equipment will be removed from the Village Green Park. The Contractor, Sierra Winds, will install a new ADA compliant play surface and new playground equipment. The work will take approximately one (1) month to complete. At this time, we do not have an estimated start date. As soon as we do, we will blast the notice to the community. The playground will remain closed until all the work is complete. We hope to hold a ribbon cutting ceremony to officially open the new playground. Stay tuned for further details.

CAUGHLIN CREEK/DEERCREEK ENTRANCE I AND II PAVER PROJECT

Supreme Concrete will be on-site at the entry to Gate II beginning Monday, July 6th to remove the Bomanite tiles and replace them with Basalite paver stones. The work will take approximately two to three days to complete at each entry. Gate II will be entirely closed; there will be no ingress or egress permitted. All access will be through Gate I while Gate II is closed.

As soon as the paver install at Gate II is complete, Supreme Concrete will re-open gate II and the same work will begin at Gate I. The work will take approximately two to three days to complete. Gate I will be entirely closed; there will be no ingress or egress permitted. All access will be through Gate II while Gate I is closed.

CRHA OWNER ORIENTATION

New to Caughlin Ranch, or just want to know more about this amazing community? GM Olson will conduct an on-line "Owner Orientation" via GoToMeeting beginning at 5:00 p.m. on Thursday, July 9th and August 6th. She will cover everything from bears and trash to the Caughlin Ranch website and *Caughlin Rancher* magazine. She will review the Washoe County trail system and the three City of Reno parks within Caughlin Ranch for which we have maintenance responsibility.

GM Olson will be available for up to one (1) hour and will take questions. If no one joins the Owner Orientation meeting by 5:10 p.m., she will end the on-line session. If you are unable to attend either session but would like a private session, please contact GM Olson at (775) 746-1499 to arrange a time with her.

Please join the Owner Orientation from your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/770456621>. You can also dial in using your phone: USA: +1 (312) 757-3121; Access Code: 770-456-621.

MCCARRAN BOULEVARD REPAVING

By the time this magazine is in mailboxes, work on McCarran Blvd. should already have begun. The start date was slated for June 15th. According to Brian Deal with NDOT, the repaving plan for McCarran from W. 4th Street to S. Virginia will extend through October, then complete next spring. Expect to see some lane closures throughout this time.

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LANDSCAPE & MAINTENANCE UPDATE

by Randy Lisenby,
Landscape & Maintenance Superintendent

Steamboat Ditch – Turned on 5/4/20

Pumps hooked up – 5/7/20

More foot traffic = more trash; more vandalism

MISCELLANEOUS PROJECTS PENDING:

- Irrigation on – as of the middle of April
- Westpoint path – Drainage Project
- Eaglesnest slope stabilize
- Wildflowers have been seeded
- Spring flowers
- Spring clean-up
- Cat tails – completed end of April
- Rockwall repair
- Transplant volunteer Pine trees – completed end of April

PROFESSIONAL SERVICES:

- Retaining wall (Caughlin Parkway and E. Creek Ridge Trail) working with Joe Shields (Shields Engineering, Inc.) and Seth Padovan (Padovan Consulting, LLC.)
- CFA installed a monitoring system to check movement

VILLAGE GREEN PARK IMPROVEMENT:

- New play set and ADA compliant ground surface



Update on Community Events

Unfortunately, due to Covid-19 and social distancing requirements, CRHA has had to cancel or postpone many of our annual events, leaving others “To Be Determined” (TBD).

Shredding Day June 13th – Postponed

Concerts in the Park Sundays in July – Cancelled

Operation Backpack May – July – Cancelled

Cross Peak Hike September 12th – Cancelled

10th Annual CHRA BBQ September 13th – TBD

Fall Bird Walk/Watch September 19th – TBD

Garage Sales October 2nd – 4th – TBD

Oktoberfest October 15th – TBD

Trick or Treating & Pup Costume Parade

October 29th – TBD

Angel Tree November 2nd – 30th – TBD

4th Annual Homeowner Dinner November 18th – TBD

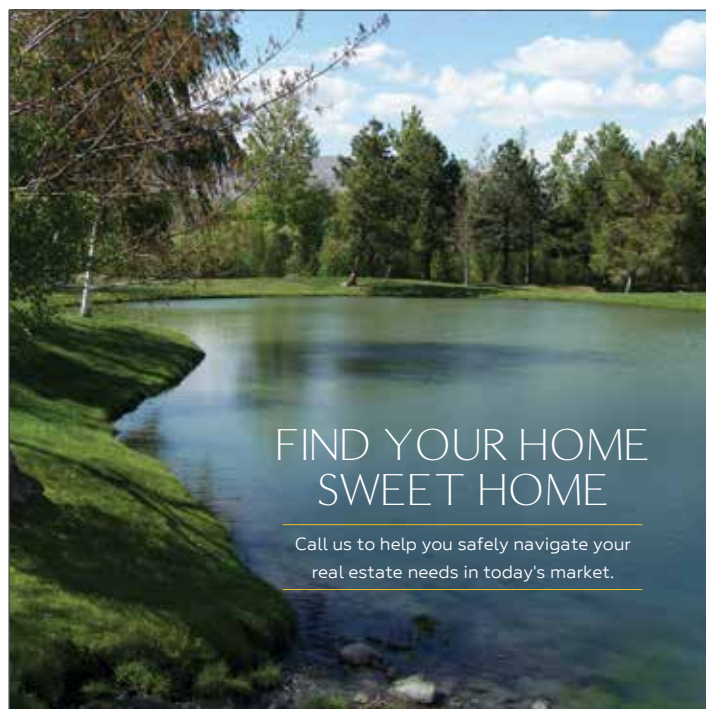
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Caughlin Creek

Joe Mastroianni, President

Gregg Stokes, Secretary

Jeanne Naccarato, Treasurer

Open Seat, Director

Open Seat, Director

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, September 2nd at 2:00 p.m.	(Approve 2021 Budget; Member ratification required)
Wednesday, November 4th	Annual Members Election 2021 Budget Ratification & Board of
Beginning at 5:30 p.m.	Directors General Business Organizational Meeting

Meeting dates and times are subject to change. Agendas will be made available at least seven (7) days before each regularly scheduled Board of Directors Meeting. You may 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.

Eaglesnest

Chet Mallory, President

John Lopez, Vice President

Paul Muto, Secretary

Brad Pearce, Treasurer

Chelsea Dean, 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 *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:

Wednesday, August 19th	Board Meeting newly scheduled in order to consider approval of a Capital Improvement Ballot for improvement of both entries. No Executive Session will be held prior to this Board Meeting.
Tuesday, September 22nd (date change)	Board Meeting to consider approval of the 2021 Budget
Tuesday, November 10th	Annual Members Election 2021 Budget Ratification & Board of Directors General Business Organizational Meeting

The Eaglesnest Board has opted to conduct all open Eaglesnest HOA meetings on-line regardless of whether the meeting is being conducted in-person or not. The "GoToMeeting" log-on info. will be included on each Agenda which is posted and published at least one (1) week prior to each Board Meeting. The Agenda will also indicate if the meeting will be held on-site as well as virtual.

Meeting dates and times are subject to change. Agendas will be made available at least seven (7) days before each regularly scheduled Board of Directors Meeting and are posted on the Eaglesnest website at: <http://www.eaglesnesthomeowners.com/>. You may also obtain agenda copies by calling: (775) 746-1499, or by emailing General/Supervising Community Association Manager Lorrie Olson at: manager@caughlinhoa.com.

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 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 Workshops and the Board's General Business Meetings. Please contact the Association office at (775) 746-1499 for participation information. 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:

July 13th	Board Agenda Workshop 4:00 p.m.
July 15th July 15th	Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. Board General Business Meeting GoToMeeting participation info. Please join the meeting from your computer, tablet or smartphone: https://global.gotomeeting.com/join/737425501. You can also dial in using your phone: USA: +1 (669) 224-3412; Access Code: 737-425-501
September 21st September 23rd	Board Agenda Workshop 4:00 p.m. (Final 2021 Budget Review) Executive Session 5:00 p.m. Board General Business Meeting 6:00 p.m. (Approve 2021 Budget; member ratification required)
November 5th	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 16th	Annual Ballot Deadline 11:00 a.m. (if necessary) Call 2020 Annual Meeting to Order at 12:00 noon to open and tally Secret Ballots; Recess once completed Board Agenda Workshop 4:00 p.m.
November 18th	Executive Session 5:30 p.m. Re-convene 2020 Annual Members Election and 2021 Budget Ratification Meeting 6:30 p.m. Board General Business & Organizational Meeting will immediately follow the 2020 Annual Members Election and 2021 Budget Ratification Meeting
December 11th	Board Training 9:00 a.m. – TENTATIVE

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

UPCOMING WORKSHOPS:

- **TUESDAY, JULY 7TH AT 2:00 P.M.** The Finance & Budget (F&B) Committee, along with members of the Board of Directors and General Manager (GM) Olson, will conduct a workshop via GoToMeeting to review and discuss the new on-site 2020 Reserve Studies and the first draft of the 2021 Budget. The F&B Committee will make recommendations for the Board to consider at their next General Business Meeting on July 15th.
- **TUESDAY, AUGUST 4TH AT 2:00 P.M.** Members of the Board of Directors, the F&B and ACC, along with GM Olson, will conduct a workshop via GoToMeeting to review and discuss the CRHA Strategic Plan – Fiscal Years 2020 thru 2024. The group will provide input for the 2021 Budget as well as recommend staff and/or community projects for the Board to consider at their General Business Meeting on September 23rd.
- **MONDAY, AUGUST 17TH AT 4:00 P.M.** Members of the Board of Directors and the F&B, along with GM Olson, will conduct a workshop via GoToMeeting to review and discuss the draft 2021 Budget along with any edits suggested by the F&B. The Board will consider final approval of the 2021 Budget at their General Business Meeting on September 23rd.
- **TUESDAY, AUGUST 18TH AT 2:00 P.M.** Members of the Board of Directors, the F&B and ACC, along with GM Olson, will conduct a workshop via GoToMeeting to review and discuss the proposed revisions to the Revised Fence Guidelines, Revised Rules and Regulations and the ACS&G Handbook. The Board will consider final approval of the revised documents at their General Business Meeting on September 23rd.



COVID-19 Care Packages Still Needed!

HI NEIGHBORS!

In the May issue I reached out for volunteers to help distribute care packages to our neighbors in need during the “shelter-in-place” order, and we had an overwhelming response. Additionally, (and thankfully) we haven’t had a high demand from people in our neighborhood who have required essential items. However, there are still people in other neighborhoods who are in desperate need.

Our Caughlin Ranch neighbor Bobbi Lazzarone works with the Women and Children’s Center in Reno, an organization geared towards outreach for women and children who are struggling with poverty. You can check out their website here: <http://waccs.org/about>.

The Women and Children’s Center is accepting care packages. Here’s what they’re looking for: disinfectants (Lysol wipes or spray, hand sanitizer, rubbing alcohol, Clorox) • toothpaste/toothbrushes • shampoo/conditioner • bars of soap • laundry detergent pods (just fill a plastic bag with 12!) • toilet paper • paper towels • sponges • wipes (especially baby wipes!) • shelf-stable foods such as ramen noodles, pasta, canned soups, canned tuna, crackers, granola, rice, beans, trail mix) • nutrition bars • toys (coloring books, crayons, drawing paper, Play-Doh, Hot Wheels, dolls, and balls) • 16 oz. bottle of water (they are looking for clean vessels for water which can be reused and refilled) • non-medical grade masks (these can be home made!) • thermometers • gift cards to Wal-Mart and Winco • bulk boxes of diapers • encouraging note! (Please only use first names)


If you are able to contribute, please send me an email, and I will give you my address for drop-off of care packages.

Thank you!

Talia Hershewe

taliareneehershewe@gmail.com

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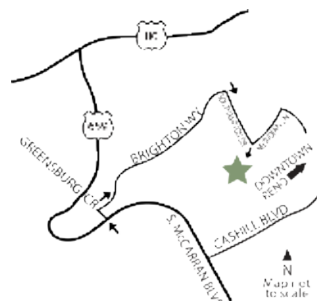
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