

Important HOA News Inside!

JANUARY/FEBRUARY 2021

# Caughlin

RANCHER

The Official Magazine of the Homeowners Association

**Living in Mountain  
Lion Territory** p. 6

**2020 Board Accomplishments** pp. 3-5

**Board Election Results** p. 8



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THE OFFICIAL MAGAZINE OF THE HOMEOWNERS ASSOCIATION

VOL. 14, ISSUE 1

## BOARD OF DIRECTORS

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### ON THE COVER:

A North American  
Mountain Lion. Photo

credit: Shutterstock.com.

## FROM THE BOARD & STAFF

Rainbows over a burned  
canyon off Cashill Drive in  
Reno, Nevada on Wednesday,  
Nov. 18, 2020.

ANJEANETTE DAMON, RENO GAZETTE-JOURNAL

## Heartfelt Sympathy for Pinehaven Fire Victims

THE BOARD OF DIRECTORS AND STAFF of the Caughlin Ranch Homeowners Association want to share our heartfelt sympathy for those who have been displaced and those who have suffered losses during the recent disaster.

We have an amazing community of neighbors who are able and willing to assist. Please reach out to the Caughlin Ranch office at (775) 746-1499 if you or your neighbor have suffered a loss and/or are in need of assistance.

We will work with neighbors and local agencies to get whatever assistance is needed. Also, please check on your elderly neighbors who may be in need of assistance and support.

This is a time when we all need to come together to provide love and comfort to those in our community who are in need.

## MUCH ACCOMPLISHED DESPITE A CHALLENGING YEAR

We are willing to bet a majority of us are more than happy to bid 2020 a not-so-fond farewell. Despite the circumstances, the Board of Directors managed to “meet” every-other-month beginning in January. Once we get to the end of each year, we like to look back to reflect on our accomplishments over the course of the year. Here is a recap of the accomplishments of the Caughlin Ranch Board of Directors and staff in 2020:

*Continued on page 4*

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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.



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### From the Board & Staff Continued from page 3

#### JANUARY

- Approved Professional Service Agreements with Shields Engineering, inc., CFA, Inc. and Padovan Consulting, LLC; all of which were associated with the Segmental Retaining Wall (SRW) repairs
- Approved Community Association Institute's NV Legislative Action Committee Pledge of \$1.00 per residential door
- Approved installation of window and room motion detectors at 1070 Caughlin Crossing

#### MARCH

- Approved 2019 Financial Audit
- Approved upgrade to 1070 building alarm monitoring
- Ratified Geotechnical and Inspection/Testing Services Agreement for SRW
- Approved Construction Management Agreement for Pavement Maintenance Proposal
- Approved Revised General Landscape Requirements
- Approved Revised Seasonal Employee Handbook
- Approved a back-up General Counsel Engagement
- Approved a Standard Form of Agreement and General Conditions Between Owner and Contractor (lump sum price)

#### MAY

- Approved summer patrol services
- Approved new ADA compliant play surface and playground equipment at Village Green Park
- Approved Settlement Agreement between Vista Pointe Sub-Association and CRHA
- Approved revised Capitalization and Procurement Policy
- Approved 2020 Asphalt Pavement Maintenance Project; opened and read aloud sealed bids
- Approved Caughlin Creek Gates I and II entrance paver project; opened and read aloud sealed bids
- Approved purchase of new office laptop computer for virtual meetings
- Approved 1070 Caughlin Crossing Reserve Expenditures for furnishings and flooring

#### JULY

- Approved three (3) new on-site 2020 Reserve Studies
- Approved SRW repair proposal (bids opened and read aloud at May 20th Board Meeting)
- Approved 2020 Reserve Assessment
- Approved Change Order to Retaining Wall Construction Management Agreement
- Approved Revised 2020 Events Calendar
- Approved additional 2020 Patrol Services
- Accepted resignation and appointed replacement of ACC Member
- Approved final revised CRHA Parcel Map
- Approved Revised General Manager's Delegation of Authority
- Approved NAS Delinquent Assessment Collection Agreement
- Approved plan to establish and seek approval of a fence paint color for Mayberry Meadows
- Approved plan to solicit bids to prohibit access to Caughlin Parkway from Foxcreek Trail

## SEPTEMBER

- Approved 2021 Budget
- Approved Revised Architectural Control Standards & Guidelines Handbook
- Approved Revised Rules & Regulations, Violation & Fine Policy, and Construction Penalty Schedule
- Approved Revised Fence Guidelines
- Approved new and additional common area signage
- Accepted common area turnover of Whispering Pines neighborhood
- Approved Landscape (General) and Management (Professional) Services Liability, Crime, Cyber Liability, Commercial Package, Umbrella, and Directors and Officers/ Employment Practices Insurance renewals; opened and read aloud sealed bids
- Approved 2-year renewal of Backup and Disaster Recovery and Managed IT Services Agreements
- Approved Proposed 2021 Meeting Calendar
- Approved Proposed 2021 Community Events Calendar
- Approved vinyl privacy fence standard in specific neighborhoods
- Approved Caughlin Ranch COVID-19 Employment Protocols
- Approved additional nightly patrols
- Approved Preventative Maintenance Agreement for Caughlin Creek and Mountainshyre electronic gates

## NOVEMBER

- Ratified final insurance premiums approved on 09/23/20 for 11-month cycle effective 11/01/20
- Ratified termination of Management Agreement with Eaglesnest Homeowners Association effective 12/31/20
- Ratified termination of Landscape Services Agreement with Caughlin Creek Homeowners Association effective 12/31/20
- Approved Employee Insurance Policies effective 12/01/20 and 125 Premium Only Plan
- Approved 2020/2021 Staff Compensation Plan
- Approved Workers Compensation Insurance Policy effective 01/01/21
- Approved Caughlin Crossing Commercial Center and Eaglesnest HOA Landscape Maintenance Agreements effective 01/01/21
- Approved proposal to install four (4) new bollard posts at trailheads to restrict vehicular traffic
- Approved quotes to replace Village Green Park SonicWall, Door King computer and one (1) workstation

We are preparing for another productive year in 2021. The CRHA Board Members will meet for Board Training and to review the approved Strategic Plan for Fiscal Years 2020 through 2024. Staff objectives for 2021 will be established. Details will be included in the March *Caughlin Rancher*.

— **Al Dennis**, PRESIDENT  
— **Lorrie Olson**, GENERAL MANAGER



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# Living in Mountain Lion Territory

THE CRHA HAS RECENTLY HEARD about some mountain lion sightings in our area, so we thought we would share some information from the Nevada Department of Wildlife to keep everyone safe.

*By Jessica Wolff, Nevada Department of Wildlife*

LIVING IN NEVADA, we are offered the unique opportunity to live closely with some amazing wildlife! This includes mountain lions which can be found all over the state, especially where mule deer live. Learning how to coexist with mountain lions is an important job for Nevadans. Following are some tips to help you live with mountain lions.

## BACKYARD TIPS:



**Remove anything that might be attracting the mountain lions or their food sources.**

This can include birdseed, pet food, trash or compost, water features, fallen fruit, excess shrubs, woodpiles, decks or other structures that can provide cover or a place to den.



**Make efforts to discourage deer from being present in your yard, deer are one of the top food sources for mountain lions so if they are in your yard, a lion could be too.**



**Install devices to scare away the lions.**

Motion activated lights and/or sprinklers are a great place to start!

## PET TIPS:

**Dog owners –**



**Supervise your dog when it is outside, especially at dawn and dusk.**

- If you must leave your dog outside, make sure you leave it in a fully enclosed dog run with a roof.
- If walking your dog, keep it on a 6 ft. leash.

**Cat owners –**



**The only way to ensure your cat's safety is to keep them indoors or in an outdoor cat enclosure that is secure. This not only keeps your cat in, but other animals out.**

## HUMAN TIPS:



**Always make noise when recreating outside in mountain lion country.**



**NEVER run away! Or corner an animal.**

They are predators and running from a mountain lion may trigger them to run after you. Never turn your back to the animal.



**In the unlikely scenario the animal becomes aggressive, ALWAYS fight back.**

## AM I IN DANGER?

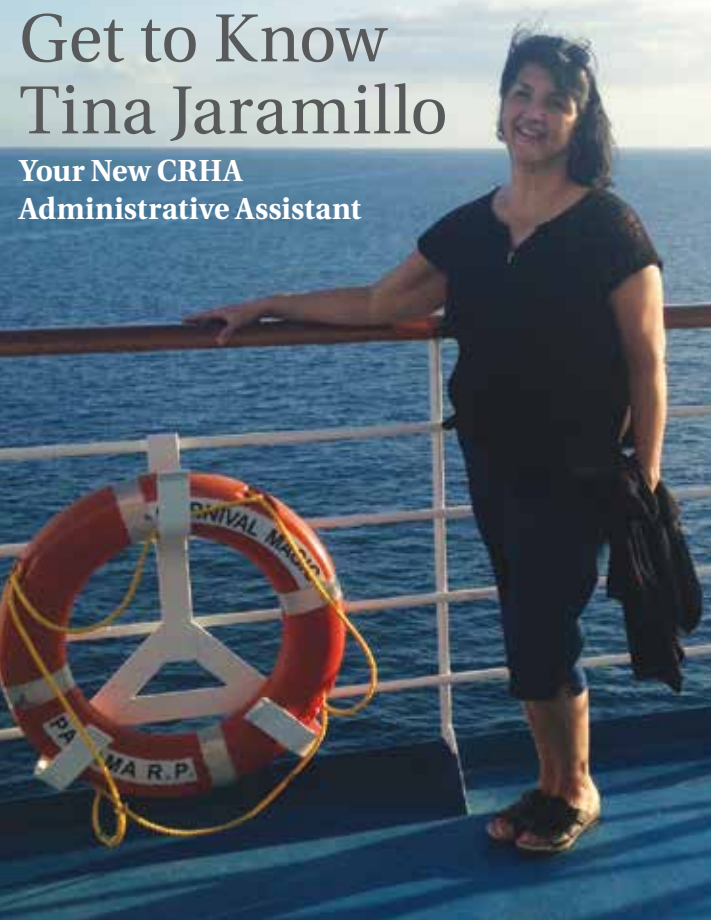
Human and mountain lion conflicts are extremely rare. Taking the above precautions will help limit conflicts that may arise. Learning how to interact with mountain lions is also an important step in making sure Nevada and our wildlife stays wild! For more information: **NDOW.org**.

*Jessica Wolff*

DEPARTMENT OF WILDLIFE  
URBAN WILDLIFE COORDINATOR  
jwolff@ndow.org

# Get to Know Tina Jaramillo

Your New CRHA  
Administrative Assistant



**When did you join the CRHA team?** October 15th, 2020.

**What was your professional background before starting work here?** I was an Administrative Assistant for 20+ years with an Associate's Degree.

**What do you like most about the job so far?** Assisting my co-workers and the homeowners.

**What do you look forward to learning more about?** I look forward to learning more about how CRHA functions and how it supports Caughlin Ranch homeowners.

**Where are you originally from and when did you move to the Reno area?** I am originally from Southern California and I moved to Reno in 1999.

**Tell us a little about you: your family, pets, hobbies, etc.** I like to sing Karaoke, go to the movies, walk along the Truckee River and spend time with friends.

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# Important Notices & Reminders

## 2021 BOARD OF DIRECTORS

Serving in 2021, we have three (3) returning, three (3) re-elected and one (1) new Board Member. Returning are Al Dennis, President, and Directors Margaret Getz and Michael Ginsburg. Re-elected are Michele Attaway, Vice President, Drew Naccarato, Secretary and Mike Chern, Director. Steve Bremer, the newly appointed Treasurer, was elected to serve a two-year term along with the three (3) re-elected members.

We would like to thank Allen Black who served as the Treasurer and Liaison to the Finance & Budget (F&B) Committee. We are very grateful for his time and efforts which are greatly appreciated. Allen has graciously volunteered to continue to serve on the F&B Committee.

## BOARD MEMBERS ARE HOMEOWNERS WHO SERVE AS COMMUNITY VOLUNTEERS

Board Members donate their time to assist in the governance of the community and its staff. A few are employed and others are retired. All have personal lives and families, and we ask that you please be respectful of their personal time.

Anytime you encounter a Board Member out in the community, at an event, walking the trails, etc., please simply thank them for their time and service. If you have a complaint (aka: opportunity for improvement), please call or email the Association office. Opportunities for improvement are strictly handled by staff. Board members will direct residents to personally contact the Association office for any assistance.



## MESSAGE CENTERS

On lower Caughlin Parkway, along the path near the first pond, and in the Village Green Park, there are Message Centers where we post meeting agendas, Association notices, and important “need to know” information, etc. This is an additional method we have employed to keep our owners and residents informed on a regular basis.

## SIGN UP FOR REGIONAL ALERTS

Regional Notification System – Code Red. Washoe County has partnered with the Cities of Reno and Sparks to institute a telephone notification system for use in times of crisis. The system is known as “Code Red”.

When a crisis occurs, local public safety officials have three (3) methods to alert the public:

1. Media press releases written by local government public information officers (PIO) and delivered to local radio, television, newspapers, and government webmasters.
2. The Emergency Alert System (EAS). This system is described in detail on this website. Messages are rebroadcasted on radio and television.
3. The Code Red Notification System. This system uses a series of remote computers and telephone lines to relay a recorded message.

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While no system can ever be guaranteed to be disaster proof during the chaos of an emergency and unforeseen circumstances can make some modes of communication inoperable, by using these three (3) methods local officials make every effort to keep the public informed. Again, Washoe County makes no guarantees that you will be notified during an emergency, so we encourage self-reliance. However, by signing up you will be included in the database for emergency notifications.

**CITIZENS:** If you have an unlisted number or wish to list your cell phone or work phone for emergency notification, fill out the form on the enrollment page (see link below). We encourage citizens to monitor their preferred media and check with neighbors to stay informed.

Methods we use include but are not limited to Search and Rescue or First Responders going door-to-door, use of sirens or loudspeakers on emergency vehicles, news releases, local TV and radio, internet, social media, the Emergency Alert System (EAS), or Reverse Dialing (CodeRED). Link to sign up for Code Red: <https://public.coderedweb.com/CNE/en-US/169EBBD0A3AE>.

### VILLAGE GREEN PARK - 2020 IMPROVEMENTS

The playset in the Village Green Park has been replaced with the “Cadillac” of new playsets along with an ADA approved



play surface. Since it officially opened in early November, the Village green Park has truly become a Caughlin Ranch destination. The new playground was inspected and granted final approval by the City of Reno who will reimburse Caughlin Ranch approximately \$90,000 from new home sales within Caughlin Ranch. Once received, the reimbursement will be deposited back into the CRHA reserve account.

### REVISED GOVERNING DOCUMENTS

The newly revised CAUGHLIN RANCH HOMEOWNERS ASSOCIATION REVISED RULES & REGULATIONS, VIOLATION & FINE POLICY, AND CONSTRUCTION PENALTY SCHEDULE included the Revised Fence Guidelines and



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Revised ACS&Gs which all became effective on 01/02/21. The documents were mailed to all CRHA homeowners in the 2020 Annual Meeting packet on a compact disc (CD).

If you are unable to access the documents on the CD, you may obtain a copy from the Association office free of charge by calling: (775) 746-1499 or emailing: [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com). Copies of all the Governing Documents can be found on the Caughlin Ranch website at: [www.caughlinhoa.com](http://www.caughlinhoa.com).

### HOLIDAY DECORATIONS AND LIGHTS

Please be reminded that according to the newly Revised Rules and Regulations, December holiday decorations and lighting shall be removed no later than the last full weekend in January.

### WHEN IT SNOWS

Residents of properties adjacent to sidewalks are responsible for keeping the sidewalk abutting their home/lot, from property line to property line, free of snow and ice. Please be a good neighbor by assisting your neighbors who are elderly or disabled. The Caughlin Ranch Snow Removal Policy is posted on the CRHA website under "Association News".

Caughlin Ranch plows the streets in Caughlin Creek, DeerCreek and Mountainshyre. The homeowners in these neighborhoods 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 clearing the asphalt paths. Caughlin Ranch clears the sidewalk leading up to Caughlin Ranch Elementary School where there are no homes abutting the sidewalk.

### ICY PONDS

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

### BOOK YOUR HOME & LANDSCAPING PROJECTS ASAP!

We continue to have a shortage of qualified licensed contractors in the area. We strongly suggest you begin scheduling your projects ASAP as many contractors are already booked out through the Spring. And don't forget to get prior written approval from the Architectural Control Committee prior to commencing any landscaping changes or work on the outside of your home.

### TRASH AND RECYCLE CONTAINER REGULATIONS AND WASTE MANAGEMENT

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

The City of Reno is currently working to fulfill our ardent request to amend their franchise agreement with Waste Management. We requested the City's agreement be consistent with Washoe County whose residential operations begin at 7:00 a.m. City



Council Members as well as Mayor Schieve have reached out to and are working with GM Olson on this request.

### FOOD BANK OF NORTHERN NEVADA

A donation barrel is available at the Association office year-round. Please help fill the barrel with non-perishable foods which will be distributed to needy families right here in northern Nevada.

### PEDESTRIAN PATHS AND WALKWAYS VS. MOTORIZED VEHICLES

Motorized vehicles include, but are not limited to, motor vehicles (as defined by the Dept. of Motor Vehicles), motorcycles, scooters, mopeds, Segways, quads, 4X4's, side-by-sides, UTV's, etc., etc. **NONE** of these vehicles are permitted on the pedestrian paths, walkways, or greenbelts. Legally licensed and insured motor vehicles are permitted only on the paved roads and streets within Caughlin Ranch.

**ONLY** Caughlin Ranch motorized vehicles are permitted on the paths and walkways for the purpose of maintenance and/or repair activities.

### 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



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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 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 crosswalk 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 DRIVE THROUGH CROSSWALKS WHILE PEDESTRIANS ARE PRESENT.

### DOGS—LEASHES & POOP

This is by far the #1 complaint we receive in the Association office. How do we get people to keep their dogs on a leash and to clean up after them? CRHA posts regular reminders in the *Caughlin Rancher* magazine. We have signs and poop stations with ample quantities of disposal bags all over the Ranch. Since 2017, we have hired a patrol service to walk the trails, in different areas each time, for four hours one-day a week looking for dogs off leashes. The unleashed dog handler is

given a reminder which lists Washoe County's and Caughlin Ranch's leash requirements.

Also, please do not allow your dog to relieve itself on another owner's property. If it "happens", please be courteous and clean it up immediately. Dog urine, especially from a female, will cause grass to burn and die.

### RETAINING WALL REPAIRS

The final repairs to the Segmental Retaining Wall (SRW) were completed in early November 2020. The contractor's repair costs were approximately \$40,000 less than anticipated; these funds will remain in the reserve account to help maintain the funding balance.

In order to eliminate access to the top of the SRW and to the unintended and unsafe foot paths which were established in the abutting common area, a fence was installed in the open span which was accessible from Foxcreek Trail. A gate was also installed for the exclusive use of Caughlin Ranch staff. We apologize for any inconvenience this may have caused. We had the need to protect our residents as well as prohibit access to the SRW.

### 2021 ASSESSMENT PAYMENTS & BANKING OPERATIONS

CRHA banks with CIT Bank. The address for assessment payments is: Caughlin Ranch HOA, P.O. Box 52918, Phoenix, AZ 85072-2918. This address was assigned to us by CIT; it is their Payment Processing Center. If your assessment payments come directly from your bank, please make sure to include your 5-digit account number. Please call the CRHA office at: (775) 746-1499 if you need your account number. CIT does not have the ability to access or cross-reference account numbers.

Payments may be mailed directly to CRHA at: 1070 Caughlin Crossing, Reno, NV 89519. If you pay quarterly by check, you should have received your 2021 coupon book by now. Please contact the Association office as soon as possible if you have not received your coupon book. Assessment Payments are due on the first day of the first month of each quarter and are considered delinquent if not received and posted no later than the eleventh (11th) day of the first month of each quarter. A \$25.00 Late Fee will be applied monthly to delinquent balances.

If you are interested in having your assessment payment automatically deducted (ACH) within the first ten (10) days of the first month of each quarter, please contact the Association office. You will need to complete a form and attach a voided check. This will ensure your payment is never late.

You may also make assessment payments on-line using a credit card. The fees are Credit Card: 2.95%, E-Check: Free and Mobile Pay: \$1.95. Please visit: <https://propertypay.cit.com>; you will need to have a coupon with you as well as create a user profile; follow the prompts to assist with your preferred payment method.

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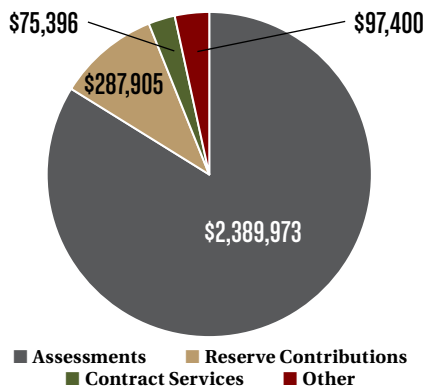
**WE'RE YOUR NEIGHBORS IN CAUGHLIN RANCH!**



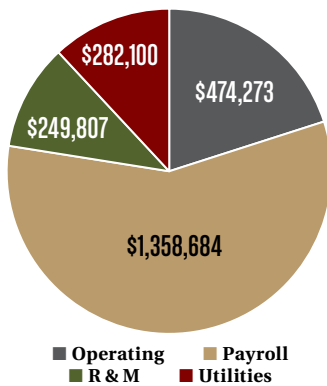
## 2021 OPERATING & RESERVE BUDGET

The 2021 Budget was ratified by the homeowners at the 2020 Annual and 2021 Budget Ratification Meeting which concluded on December 2, 2020. There is NO assessment increase in 2021! A copy of the detailed 2021 Budget and 2020 new onsite Reserve Studies are available from the Association office. Electronic copies are provided at no charge and printed copies are available for a nominal copy fee in accordance with NRS 116. The 2021 Budget Summary and the 2020 new onsite Reserve Studies are posted on the Caughlin Ranch website.

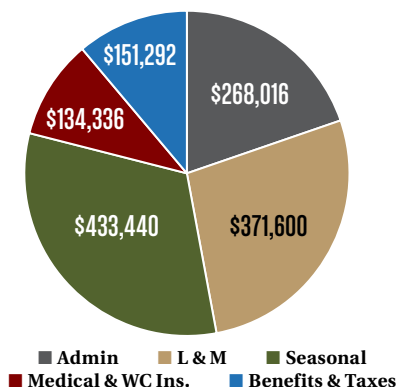
### 2021 OPERATING INCOME: \$2,274,864



### 2021 OPERATING EXPENSES: \$2,364,864



### 2021 PAYROLL: \$1,358,684



# 2021 CRHA COMMUNITY EVENTS

Below is a list of events that the HOA has sponsored for the past several years. We have scheduled these events for 2021 with the hope that we will be able to hold them in-person. In light of the uncertainty of COVID-19, we will assess the situation in advance of each event and make a decision, based on the health and safety of our community, if it will have to be canceled.

### Spring Wine

Thursday, April 15th  
TBD  
5:00 pm to 7:00 pm

### CRES Last Day Ice Cream Social

Friday, June 4th  
Village Green Park  
12:00 noon

### Garage Sales

Friday, Saturday & Sunday  
June 4th, 5th & 6th  
Individual homes/yards  
7:00 am to 3:00 pm

### Shredding Day

Friday June 11th  
CRHA parking lot  
9:00 am to 11:00 am

### Spring Bird Walk/ Watch

Saturday, June 12th  
Meet at CRHA parking lot  
8:00 am to 10:00 pm

### Operation Backpack

June 15th thru August 13th  
CRHA Office  
8:00 am to 5:00 pm

### Artown Concerts in the Park

Sundays, July 11th, 18th, 25th & August 1st  
Village Green Park Amphitheater  
6:00 pm to 8:00 pm

### Cross Peak Hike

Saturday, Sept. 18th  
Meet at Caughlin Club  
8:30 am

### 10th Annual CRHA BBQ

Sunday, September 19th  
Village Green Park  
1:00 pm to 4:00 pm

### Fall Bird Walk/ Watch

Saturday, Sept. 25th  
Meet at CRHA parking lot  
9:00 am to 11:00 pm

### Garage Sales

Friday, Saturday & Sunday  
October 1st, 2nd & 3rd  
Individual homes/yards  
7:00 am to 3:00 pm

### Oktoberfest

Thursday, October 14th  
TBD  
5:00 pm to 7:00 pm

### Trick or Treating & Pup Costume Parade

Thursday, October 28th  
CRHA Office  
3:00 pm to 4:30 pm  
Best Pup Prizes @ 4:15 pm

### Angel Tree

November 1st thru 30th  
CRHA Office  
8:00 am to 5:00 pm

### 4th Annual Homeowner Spaghetti Feed

Wednesday, November 17th  
CRHA Office  
5:30 to 6:30 pm

### 2021 Budget Ratification & 37th Annual Members Meeting

Wednesday, Nov. 17th  
CRHA Office  
Beginning at 6:30 pm

## Caughlin Ranch

The following are the proposed 2021 dates for the Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2021 Annual Members/2022 Budget Ratification Meeting. An updated meeting notice which will include the details on how upcoming meetings will be conducted (in-person or virtually), will be included in each *Caughlin Rancher* edition and is posted on the Caughlin Ranch website at: [www.caughlinhoa.com](http://www.caughlinhoa.com).

Board Agenda Workshops begin at 4:00 p.m. The purpose of each Agenda 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 Agenda Workshops and the Board's General Business 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.

|                       |  |
|-----------------------|--|
| <b>January 25th</b>   | Board Agenda Workshop 4:00 p.m.  |
| <b>January 27th</b>   | Executive Session 5:00 p.m.   Board General Business Meeting 6:00 p.m.   |
| <b>March 22nd</b>     | Board Agenda Workshop 4:00 p.m.  |
| <b>March 24th</b>     | Executive Session 5:00 p.m.   Board General Business Meeting 6:00 p.m.   |
| <b>May 24th</b>       | Board Agenda Workshop 4:00 p.m.  |
| <b>May 26th</b>       | Executive Session 5:00 p.m.   Board General Business Meeting 6:00 p.m.   |
| <b>July 26th</b>      | Board Agenda Workshop 4:00 p.m.  |
| <b>July 28th</b>      | Executive Session 5:00 p.m.   Board General Business Meeting 6:00 p.m.   |
| <b>August 23rd</b>    | 2022 Budget Review Workshop 4:00 p.m.  |
| <b>September 27th</b> | Board Agenda Workshop 4:00 p.m. (Final 2022 Budget Review)   |
| <b>September 29th</b> | Executive Session 5:00 p.m.   Board General Business Meeting 6:00 p.m.<br>(Approve 2022 Budget; member ratification required)  |
| <b>November 4th</b>   | Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)  |
| <b>November 15th</b>  | Annual Ballot Deadline 11:00 a.m. (if necessary)<br>Call 2021 Annual Members Election Meeting to Order<br>Recess once completed<br>Board Agenda Workshop 4:00 p.m.   |
| <b>November 17th</b>  | Executive Session at 5:00 p.m.<br>Re-convene 2021 Annual Members Election   2022 Budget Ratification Meeting at 6:00 p.m.<br>Board General Business & Organizational Meeting will immediately follow the 2021 Annual Members Election/2022 Budget Ratification Meeting |
| <b>December 10th</b>  | Board Orientation   Training 9:00 a.m. – TENTATIVE   |

**Dates and times are subject to change.** Please visit the Caughlin Ranch website ([www.caughlinhoa.com](http://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: [manager@caughlinhoa.com](mailto:manager@caughlinhoa.com) to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

# MEETINGS





## Caughlin Creek

Board Meetings, except in September, will begin at 5:15 p.m. The State of Nevada requires at least two (2) Board Meetings be conducted after normal business hours. The September Board of Directors Meeting will begin at 2:00 p.m. 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 may be held virtually or at the Caughlin Ranch business office and Community Conference Center located at 1070 Caughlin Crossing, Reno:

Wednesday, February 10th at 5:15 p.m.

Wednesday, May 12th at 5:15 p.m.

Wednesday, August 18th at 5:15 p.m.

Wednesday, September 8th at 2:00 p.m. (Approve 2022 Budget; Member ratification required at Annual Members Meeting)

Wednesday, November 3rd at 5:15 p.m. Annual Members Election | 2022 Budget Ratification & Board of Directors General Business / Organizational Meeting

**Meeting dates and times are subject to change.** Agendas will be 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 Kim Teepe at: [kim@caughlinhoa.com](mailto:kim@caughlinhoa.com).



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