

Important HOA News Inside!

JANUARY/FEBRUARY 2023

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

CAUGHLIN CROSSING DENTISTRY

CAUGHLIN CROSSING DENTISTRY
40 Years of Smiles Story p. 7



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VOL. 16, ISSUE 1

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Reno, Nevada 89519

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OFFICE HOURS:

Monday–Friday 8 am to 5 pm

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CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

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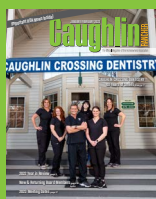
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ON THE COVER:

Dr. Larry Frugoli and staff
in front of their office on
Caughlin Crossing. L. to R.: Keri
Cassinelli, Molly Flickinger,
Dr. Frugoli, Sam Zamora, Dr.
Kaelie Reviglio, DaNae Martin.
See story page 7. Photo by Toni
Gonyea, Dragonfly Creative
Photography.

PRESIDENT'S CORNER

Happy New Year!

THE BOARD AND STAFF had a very busy 2022 and that will continue into 2023. We have been working with the Developer to complete the turn-over of our newest addition to CRHOA – Whispering Canyon. The turn-over should be completed soon and the process complete.

We have been working with the Washoe County Sheriff's department to make plans to help slow the traffic on Caughlin Parkway, as well as enlisting the assistance of our representative to look at updates to our crosswalks and lights (see article on page 18).

There have been ongoing improvements to our trails and parking areas. Please remember to keep your sidewalks clear of snow and ice as we enjoy the winter weather.

— Al Dennis, PRESIDENT
al@caughlinhoa.com



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All articles and advertisements 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.



Lisa Nunley
General Manager

FROM THE GENERAL MANAGER

It's 2023, and a New Chapter Begins!

A NEW CHAPTER in my life began last year as I joined the team here at Caughlin Ranch HOA. It feels like I just blinked and, suddenly, a year has passed.

As I look back on 2022, I am filled with gratefulness for the guidance and patience given me by staff (thank you, Sandy!) and the Board; and for the welcoming and kindness of homeowners.

In closing, I leave you with a quote appropriate for the season.

"You are never too old to set another goal or to dream a new dream."

— C.S. LEWIS

Wishing you and yours a new year filled with goals achieved and joyful dreams anew!

— **Lisa Nunley**, CMCA, AMS, PCAM
General Manager/Supervising Community Manager

CAUGHLIN RANCH HOMEOWNERS ASSOCIATION

There's a new logo in town, and we think you're going to like it!

For many years, Caughlin Ranch HOA's (CRHA) logo represented the pine trees that line the parkway and fill the many neighborhoods of the community.

The pine bough and pinecone can be seen at the entrances, on some neighborhood signs, CRHA vehicles, and on all the logo'd HOA communications.

In May 2022, the Board of Directors approved a new, and

updated, logo.

As you'll see, the importance of that pinecone remains the central feature of CRHA's logo. It is simple, yet tasteful, and continues to represent the beauty of the community.

The transition from the previous logo to the new logo will be a gradual one. As signs need replacing, and office materials become depleted, the new logo will be added. This approach is practical and keeps the association budget oriented. And signage is a reserve expense item, so those funds have already been deposited in interest-bearing accounts and are available when needed.

Many thanks to homeowner, Gregg Stokes, for his creative design expertise. He was able to take an existing, and beloved, logo and update the design for many years to come!



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2022

YEAR IN REVIEW - FROM THE BOARD

Below are projects and decisions made by the Board in addition to the regular reports and updates presented at each meeting. On-going discussions and review of Old Business items may be found in the meeting minutes located on the website at caughlinhoa.com.

JANUARY

- Approved Annual Preventative Maintenance Agreement with Sierra Gate & Control (for CRHA-owned gates)
- Approved miscellaneous concrete repairs
- Approved purchase of additional snowplow blade attachment
- Approved proposal from Padovan Engineering Consulting for bid preparation and construction management of 2022 pavement maintenance

MARCH

- Approved purchase of new Bobcat Utility Vehicle (to replace current)
- Approved Annual \$1/Door donation to CAI's Legislative Action Committee
- Approved Michael's Plumbing Annual Maintenance Agreement for 1070 Caughlin Crossing

MAY

- Approved Reserve Study Financial Updates by Browning Reserve
- Ratified 2021 Tax Return prepared by McClintock Accountancy

- Approved new Caughlin Ranch HOA Logo/Branding
- Appointed new Consulting Member Architect to the ACC
- Approved a proposal from Sierra Gate & Controls for Mountainshyre Gate Repairs
- Approved renewal of Earthquake insurance coverage for 1070 Caughlin Crossing
- Approved Annual Maintenance Agreement for Pump System Inspections from Bruce MacKay Pump & Well

JULY

- Approval of Proposal from Padovan Engineering to management of Caughlin Glen Creek Crossover Repairs/Replacement
- Approve Proposals from Padovan Engineering for Trails Maintenance
- Accept resignation of Gail Ritchie from ACC
- Approve decision to discontinue management services for Caughlin Creek HOA (and other CRHA subassociations going forward)
- Approve removal of BBQ Grills and Firepit at CRHA Parks
- Approve two Proposals from Sierra Design Concrete for concrete repairs at Aspen Creek Rd

SEPTEMBER

- Approved Eaglesnest HOA 2023 Landscape/Snow Removal Services Agreement
- Approved Caughlin Creek HOA 2023 Landscape Services Agreement
- Approved Promontory Pointe 2023 Landscape/Snow



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- Removal Services Agreement
- Approved Caughlin Crossing Commercial Center 2023 Landscape/Snow Removal Services Agreement
- Approve Landscape & Management Services Liability Insurance Renewals Eff 10.01.2022
- Approved Crime, Cyber Liability, Commercial Insurance Package, Umbrella and Directors & Officers/ Employment Practices Insurance Renewals Eff 10.01.2022
- Approved Employee Health Insurance Policies Eff 12.01.2022
- Approved Revision to ACC Charter
- Approved Revision to ACS&G's
- Approved Revision to Rules & Regulations, Violation & Fine Policy and Construction Penalty Schedule
- Approved 2023 Board Meeting and other Important Dates Calendar
- Approved 2023 Community Events Calendar
- Approved 2023 Architectural Control Committee Schedule
- Approved 2023 CPM Agreement for Caughlin Rancher Publications
- Approved Agreement with McClintock Accountancy for 2022 Annual Audit and Tax Prep
- Approved Agreement with Erlach Computer Consulting eff 10.01.2022

- Approved 2023 Annual Operating and Reserve Budgets
- Appointed General Manager Performance Review Committee

NOVEMBER

- Approved Whispering Canyon Reserve Study presented by Tim Lewis Communities
- Approved Design Option for Caughlin Glen Creek Crossover Rebuild
- Approved 2022/2023 Staff Compensation Plan
- Approved 2023 Workers Comp Insurance Policy
- Approved BEST Life Dental Insurance Renewal eff 12.01.2022
- Approved Assured Partners Ancillary Coverage Policy Eff 12.01.2022
- Approved Concrete Repair Change Order from SNC for Office Parking Lot
- Approved Mountainshyre Gate Repairs for Additional Sensors (motorcycles) from Sierra Gate & Control
- Approved Revision to Rules and Regulations
- Approved General Manager Contract for 2023
- Approved Policy re Board Process for Granting Permanent Non-Revocable Easement
- Denied Request from Homeowner to remove Two Common Area Pine Trees



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40 Years of Smiles

Larry Frugoli has cared for hundreds of Caughlin Ranchers' pearly whites.

By Jessica Santina

A NEIGHBOR'S SMILE as they pass you walking along the Steamboat Ditch trail. A family's beaming faces in a photo taken amid the wildflowers off Caughlin Parkway. The laughing faces of children playing at Village Green Park. Chances are good that most, if not all, of those teeth on display have at some point been under the care of Larry Frugoli, D.M.D. In fact, as the Caughlin Ranch area's preeminent dentist, he's been responsible for the oral health of hundreds of Reno residents for over the last 40 years.



Frugoli, a fourth-generation Nevadan, was born and raised in Reno to parents who both hailed from Italian families: on his mother's side, the Capurros, who were behind Reno's Crescent Creamery, a local dairy supplier, and on his father's side, the Frugolis. But it was his older cousin, Pete DiGrazia, who inspired him to pursue dentistry. DiGrazia, who had worked as a dentist in the military, returned home after some years of service and stayed in Frugoli's home. He began to share information with his younger cousin, who was only 14 at the time, about dentistry, and Frugoli's interest was piqued.

"I thought that was pretty cool. It's biology, and I liked that, but I wouldn't really have people's lives at stake," he remembers. "So I went down and observed him and thought, 'Yeah, I think this is for me.'"

After graduating from Bishop Manogue Catholic High School, Frugoli attended UNR for his undergraduate degree, majoring in pre-med, then went on to get his Doctor of Dental Medicine (D.M.D.) degree from the

**Top: High School graduation 1973 from Bishop Manogue H.S.
Right: Dr. Frugoli and his wife Pati at the 2022 Reno Rodeo.**

University of Oregon Health Science Center, where he graduated at the top of his class in 1981.

CUTTING TEETH IN DENTISTRY

At the time, the declining population of the northern spotted owl in Oregon was putting the kibosh on the state's timber industry, and its economy was struggling as a result. This combined with a desire for Frugoli and his former wife, a native of Auburn, Calif., to be near their families led them to return to Reno in the early '80s so he could begin his career in dentistry.

Continued on page 8





Top: Larry & Pati in the Badlands of South Dakota.

Middle: Golfing with son Kolton at Lakeridge Golf Course.

Bottom: Family dinner with brothers-in-law and son Kolton L. to R. Sam McKernan, Larry, Kolton, Tuko McKernan.



His first position at a dental practice was at an office near the intersection of Moana Lane and Lakeside Drive; Frugoli says that although the principal dentist was a very nice man, he quickly realized the two had very different approaches to their work. “He was very professional, jacket and tie, and I felt like I was drowning — it wasn’t as much fun as I thought it would be.”

Fortunately, one of the office’s hygienists also worked for Dr. Gerald York, who had a practice on Reno’s Seventh Street. Thanks to this connection, Frugoli wound up joining the practice. “He joked with his patients, did beautiful work, and it was a more relaxed environment,” Frugoli recalls.

In fact, Frugoli was so happy with his working environment that he remained York’s partner for more than 20 years. In late 2007, Frugoli decided it was time to take advantage of falling real estate prices and purchase a building in which to start his own practice.

In 2008, Frugoli opened Caughlin Crossing Dentistry at 1010 Caughlin Crossing, only about a half mile from his home in nearby Southamptton Estates. He always has remained determined to maintain a relaxed, comfortable environment for his himself, his staff, and his patients.

Frugoli established the practice to include “a little bit of everything,” he says. “Our patients really enjoy that, and my reputation is such in this community that they’ll come in and say, ‘Well, I heard you do everything.’”

Among his services are orthodontia, including traditional braces and Invisalign; dental implants (thanks to Frugoli’s early surgical training); non-surgical gum treatments; cosmetic dentistry; treatments for TMJ, and more. His team is able to offer full sedation for treatments, if needed. Frugoli says that although they’re happy to refer patients to specialists, he and his staff can capably address the majority of dental issues. He prides himself on offering family dentistry services, from pediatrics all the way through geriatrics. The practice has grown in the last 15 years to include eight employees as well as a somewhat new dental associate, Dr. Kaelie Reviglio, D.M.D.

ROOTED IN RENO

Though he isn’t technically a Caughlin Ranch resident, he’s about as enmeshed in this neighborhood as he can be. Together, he and current wife, Pati McKernan Frugoli, have three children — her daughter, Jillian, is 35 and a marriage and family therapist; and his sons are Stephen, 42, who also is a dentist in Dayton; and Kolton, 22, a mining student at the University of South Dakota, where he also plays basketball.

In addition to having been a member of the Northern Nevada Dental Society, Academy of General Dentistry (AGD), American Academy of Orthodontics, and International Congress of Oral Implantology, Frugoli’s also the former president of the AGD and a former member of the disciplinary board for the Nevada State Board of Dental Examiners. He’s also an active member of the Reno Rodeo Foundation, currently serving as director and formerly as its president. And when he’s not working, he enjoys boating, waterskiing, hiking, and hunting in Paradise Valley, where his sister and brother-in-law have a cattle ranch.

Recently, the Frugolis, anticipating retirement, decided to sell the practice to Arizona-based Signature Dental. As Dr. Frugoli explains, the company covers the overhead for the practice while he and Dr. Reviglio still run the clinical and patient care. “So as a patient, you don’t really notice anything different other than the name,” he says, explaining that this allows the two

dentists to focus on care rather than the business aspects they'd rather not spend their time on, and it will ensure continuity whenever he decides he's finally ready to retire.

For now, though, while the technology and treatments still certainly hold his interest, his favorite part of dentistry remains, as it has from the start, on the social aspects of the job. "For many of my patients, I've treated them, their kids, and even their kids' kids," he says. "I take that as a compliment, that they felt comfortable enough to keep coming back. That's what makes this fun."



Breakfast with
94-year-old Aunt
Edna Frugoli
with wife Pati
and son Kolton.



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UPCOMING COOKING CLASSES

- Jan. 10** Kids Cook!
- Jan. 11** Teens Cook!
- Jan. 14** Knife Sharpening
- Jan. 18** Beginner's Kitchen
- Jan. 19** Date Night - Italian
- Jan. 20** Pan Roast & Cioppino
- Jan. 21** Soups, Stews & Chowders
- Jan. 25** Techniques 1
- Jan. 26** Chinese New Year
- Jan. 27** Cast Iron Cooking
- Jan. 18** Dim Sum Workshop
- Jan. 31** Knife Skills Workshop
- Feb. 1** Techniques 1
- Feb. 2** Coq au Vin
- Feb. 3** Sushi
- Feb. 4** Artisan Bread Workshop
- Feb. 7** Kids Cook!
- Feb. 8** Teens Cook!
- Feb. 9** Killer Multi Cooker Recipes
- Feb. 10** Taste of Tuscany
- Feb. 11** Italian Desserts
- Feb. 14** Couples: Love Bites
- Feb. 15** Techniques 2
- Feb. 17** Couple: Love Bites
- Feb. 22** Techniques 3

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IMPORTANT NOTICES & REMINDERS

HOLIDAY DECORATIONS & LIGHTS

Caughlin Ranch was especially beautiful this holiday season! Thank you to all who brightened up this holiday season with your delightful displays! Just a reminder that decorations and lighting must be removed by the last full weekend in January.

WELCOME NEW AND RETURNING CAUGHLIN RANCH BOARD MEMBERS!

At the Annual Members Election Meeting on November 16th, four (4) CRHA homeowners were elected to serve on the Board of Directors, all for two-year terms. Three were re-elected, and one new member, Thomas Keiffer, was welcomed to the Board.

The Board chose to keep the same officers as follows: Al Dennis, President; Michele Attaway, Vice President; Steve Bremer, Treasurer; and Drew Naccarato, Secretary. Directors for 2023 are Allen Black, Mike Ginsburg, and Thomas Keiffer.

We want to thank everyone who ran for a seat on the Board. Board Elections take place each year and we anticipate seeing your name on the ballot again!

To the Board, many thanks for all the time and effort you put forth to ensure Caughlin Ranch HOA remains a successfully run and beautiful community!



SNOW MUCH FUN

For those of you with sidewalks adjacent to your property (even if it is a vacant lot), both the City of Reno and Washoe County require the property owner to promptly remove snow and ice from your property and the adjoining sidewalks (front and sides). Promptly means within 24 hours of a snow event.

Caughlin Ranch HOA only plows streets owned by the HOA and other private streets for which they are contracted. Once the streets are plowed, CRHA will begin clearing the asphalt walking paths.

All other streets are under the jurisdiction of either the City of Reno or Washoe County. Below are links for snow removal details for both of those entities:

- **City of Reno:** <https://www.reno.gov/government/departments/public-works/maintenance-operations/street-maintenance/snow-and-ice-controland>

- **Washoe County:** https://www.washoecounty.gov/csd/operations/roads/Snow%20and%20Ice/snow_and_ice_control.php

While not a law, please be a good-neighbor and help your neighbors who may not have the means to remove their own snow and ice.

To learn about CRHA's Snow Removal Policy, please visit the website at www.caughlinhoa.com and search under "Governing Documents."

TRASH & RECYCLING CONTAINERS

Monday is collection day. Trash and recycling containers shall not be placed outside for pick-up any sooner than Monday morning and shall be stored out-of-view by Monday evening. The only exception is if you already have an animal resistant container in-service. Please contact Waste Management for pricing and availability to obtain an animal resistant container. For prices and availability call 775-329-8822.



POND SAFETY

The ice on the Caughlin Ranch ponds is never thick enough to support any weight (unless you're a goose or a duck). PLEASE do not attempt to walk, shuffle, or crawl upon the ice on any pond. Also, many of the ponds are still flowing below the surface which means the pond will not freeze solid. Please keep children and animals away from the ponds.

COMMUNITY REMINDERS:

Signs: "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch office.

Yard Maintenance and Yard Debris: Even during the winter months, there is debris that accumulates from trees losing their leaves and needles. Thank you for keeping it cleaned up!

Speed Limits and Crosswalks: This is your regular (and **most important**) reminder to please watch your speed as you travel through the community. The main thoroughfares are posted at 25 mph (maximum). Ducks and geese (and

other living things) have the right of way on all Caughlin Ranch roadways. Please be vigilant as you drive through the community; slow down and help save a life. Be especially careful at crosswalks. Allow pedestrians (and sometimes ducks and geese) to safely cross the street before proceeding on your way.

CRHA OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

- January 12th, 5:00 pm
- February 9th, 5:00 pm
- March 9th, 5:00 pm

Please join the meeting from your computer, tablet, or smartphone: <https://global.gotomeeting.com/join/770456621>

You can also dial in using your phone:

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New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/770456621>

Caughlin Ranch conducts a monthly "New Owner Orientation." This gives new owners the opportunity to learn more about Caughlin Ranch, such as Community Events, Architectural Control Committee (ACC) guidelines and requirements, important and local issues pertaining to Caughlin Ranch, general operations, staffing, and more. Our goal is to assist new owners by being available to answer questions and address concerns.

Please visit our website at www.caughlinhoa.com for information, forms and resources that are available to owners.

Once again, we welcome you to Caughlin Ranch HOA and look forward to meeting and assisting you in the near future.

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2023 CRHA Community Events

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Spring Wine

Thurs., April 6th TBD
5:00 to 7:00 pm

Garage Sales

Fri., Sat. & Sun.
June 2nd, 3rd & 4th
7:00 am to 3:00 pm
Individual garages/ yards
CRHA will advertise the event and compile the addresses of those participating

Spring Bird Walk / Watch

Sat., June 10th
8:00 to 10:00 am
Meet at CRHA parking lot



Shredding Day

Sat., June 17th
9:00 am to 1:00 pm
Office or Village Green Park

Operation Backpack

June 15th thru August 12th
Tentative TBD
8:00 am to 5:00 pm

Artown Concerts in the Park

Every Sunday in July
July 2nd, 9th, 16th, 23rd & 30th
6:00 to 8:00 pm
Village Green Park Amphitheater

CRHA Annual BBQ

Sat., Aug. 26th
1:00 pm to 4:00 pm
Village Green Park

Fall Bird Walk/Watch

Sat., Sept. 9th
8:00 to 10:00 am
Meet at CRHA parking lot



Cross Peak Hike

Sat., Oct. 14th
9:00 to 11:00 am
Meet at CRHA parking lot

Garage Sales

Fri., Sat. & Sun.
Oct. 6th, 7th & 8th
7:00 am to 3:00 pm
Individual homes/yards

Oktoberfest

Thurs., Oct. 12th TBD
5:00 to 7:00 pm



Angel Tree

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

Annual Homeowner Dinner

Wed., Nov. 15th TBD
5:30 to 6:30 pm

39th Annual Members Meeting & 2024 Budget Ratification

Wed., Nov. 15th TBD
Beginning at 6:30 pm

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Caughlin Ranch Gives Back

FOOD BANK OF NORTHERN NEVADA – A collection barrel is located in the lobby at the Association's office throughout the year. When it is full we contact the Food Bank of Northern Nevada (FBNN) and they pick up and provide us with an empty barrel so we may fill it up again!

During events throughout the year (shredding event, annual BBQ, etc) we collect non-perishable food donations and cash that are given directly to the FBNN.

BACKPACK DRIVE – CRHA partnered with Volunteers of America starting in 2019 to support their Operation Backpack drive. This program connects children in need with a new backpack filled with grade-specific school supplies. CRHA collects monetary donations to support this worthwhile program. In 2022, those donations totaled \$3,835. Of all the organizations participating locally in this drive, CRHA raised the most funds. Good job, everyone!

ANGEL TREE GIFT GIVING PROGRAM FOR CHILDREN AND SENIORS

CHILDREN ANGELS – CRHA partners with Alice Smith Elementary School located in Golden Valley and supports 100 student Angels each year. School staff works with the parents to complete the wish lists with sizes and items they most need

and gifts they want and forwards those to CRHA who in turn distributes to CRHA Community Members.

Community members select their Angels and purchase gifts from the lists, wrap them and return them to the office.

Some community members choose to

provide cash donations and then office staff, their families, and CRHA volunteers will shop and wrap gifts using those donations. When shopping, those dollars are stretched by shopping on Black Friday, using coupons, cash back and BOGO offers to make sure each child receives as much from their wish lists as possible.

This year, one very generous homeowner donated enough cash for 28 children and 20 adult angels!

In addition to staff, Anita Dennis (wife of Board President Al Dennis) and Amber (staff member Sandy Wheeler's daughter) are dedicated gift-wrappers who spent hours wrapping the individual gifts.

SENIOR ANGELS – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were given 48 seniors whose wish lists include basic needs items such as cleaning supplies, pet food and pet toys, small appliances, blankets and hats and gloves.

SENIOR BLANKET DRIVE – Separate from the Senior Angels program, CRHA collects blankets to distribute to seniors in need. The community has been extremely generous this year as we have collected total donations of 88 blankets.



ESI SECURITY PATROL SERVICE IN CAUGHLIN RANCH

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

OFFICER ONSITE THURSDAY-SATURDAY 2PM-11PM YEAR-ROUND

CONTACT PATROL

- ESI can help with unauthorized activities in the common areas such as:
- harassment of wildlife
- dogs off leash
- fishing in or disturbing the ponds
- property damage
- vandalism or unauthorized use of common area
- loud disturbances

HOUSE WATCH

Contact ESI to keep an eye on things while you're out of town. Call ESI to set up this complimentary service. Officer on patrol Thursday through Sunday from 2 to 11pm year-round.

CALL ONSITE OFFICER (775) 247-6738

ESI DISPATCH (775) 626-3000

EMERGENCY/CRIMINAL ACTIVITY Call 9-1-1.



GET TO KNOW

Thomas Keiffer

THE NEWEST CRHA BOARD DIRECTOR

1. What made you want to get involved with the HOA and run for the Board? *Even though I am new to Caughlin Ranch, I view it as my long-term home where my wife and I plan to raise our family. I want to serve and enhance our HOA so my family and our residents can continue to enjoy our community and always have a peaceful and secure place to reside.*

2. What are one or two things you hope the Board accomplishes in the coming year? *I hope the Board can reduce speeding on Caughlin Parkway, preserve our trail system, maintain a strong HOA balance sheet, and address all resident concerns.*

3. What is your professional background? *Lawyer and hotel developer.*

4. Where are you originally from? When/why did you move to Reno? *I am originally from La Jolla, and studied economics at Claremont McKenna College and law at the University of San Diego School of Law. My wife and I moved to Reno in 2020 because we both manage active real estate developments here.*

6. What's your favorite thing about living in Caughlin Ranch? *I love our trail system and all the natural plants and wildlife our community supports. Our neighbors are also fantastic and have been very welcoming.*

7. Tell us about you: family, pets, hobbies, etc. *My wife and I have a 9-month-old daughter and a cat. On the weekends, I love to play tennis, ski, run Caughlin Ranch's trails, and spend time with my family.*

8. Tell us an interesting or unusual story about yourself. *I solo backpacked around Southeast Asia for two months when I was in my early 20s.*

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LANDSCAPE & MAINTENANCE UPDATE

By Randy Lisenby,
Landscape & Maintenance Superintendent
NV CONTRACTOR'S LICENSE #0081131

IRRIGATION LEAKS?
Call (775) 746-1499 anytime.



MISCELLANEOUS PROJECTS/ WEEKLY MAINTENANCE

(As of 12/6/22)

- Since the last report, the landscape crews have cleaned up leaves and more leaves.
- Replacement trees have been planted and are being monitored to ensure good health.
- Refurbishment of some of the smaller monument signs is taking place.
- Maintenance trailers are being repaired (in-house).
- Head gates off steamboat ditch have been inspected for proper water flow to the pumps for irrigation season.
- Pruning trees throughout the Ranch continues.
- Plowing snow from the walking paths when needed.
- Landscape Crews are cutting down the last of the wildflowers and cattails.
- A new memorial bench to be installed in Caughlin Ranch.
- Holiday lights will be removed by the end of January.
- Maintenance trucks will be inspected bumper to bumper and any problems repaired.
- Maintenance equipment will be inspected and any problems are repaired.
- All three Parks are inspected and cleaned daily.

CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

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- » Middle School Tryout Prep, plus Winter and Spring Break camps
- » Fundamentals for 3rd-4th graders
- » Academies for 5th-6th graders
- » Local teams for 6th-8th graders
- » AND Kids Court for those ages 3-7!

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Scooby

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OWNERS: JULIE HOLCOMBE
& JAMES SMITH



Biscuit & Moonpie

BISCUIT (L) 3 YEAR OLD
TERRIER MIX. MOONPIE (R)
10 YEAR OLD VIZSLA MIX.
OWNERS: DIRK & DANY FOSTER



Lulu

2-YEAR OLD
STANDARD POODLE
OWNERS: THE TAYLOR FAMILY



Rose

5-MONTH OLD LAB
TERRIER MIX
OWNERS:
THE KLINT FAMILY



Toots

15-YEAR OLD
LHASA APSO
OWNERS:
JUDY & PHIL MAYHEW



Howard

5-YEAR OLD PORTUGUESE
WATER DOG
OWNERS: CORAL &
BRYAN CARANO



Oakley & Hux

OAKLEY (L) 3 YEAR OLD GOLDEN
RETRIEVER. HUX (R) 2 YEAR OLD
ENGLISH LABRADOR.
OWNERS: DR. PATRICK &
KAYLA MYATT

Snitch

4-YEAR OLD LONG-HAIR
REVERSE CREAM PIEBOLD
DASCHUND
OWNERS: SHANNON &
LORA MORROW

If you'd like your dog featured in the Caughlin Rancher, send a photo and description to the editor at Lisa@cpmreno.com.



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COMMISSIONER ALEXIS HILL MEETS WITH CRHA RE: TRAFFIC CONCERNS

IN THE NOVEMBER/DECEMBER EDITION of the *Caughlin Rancher*, information about meetings with Sheriff Balaam and Commissioner Alexis Hill to discuss speeding concerns was provided.

The most recent update from Commissioner Hill included confirmation that the County would begin field data collection by the end of November. Analysis and recommendations will follow, most likely sometime in January. Depending on those recommendations, any weather dependent items to be constructed in Caughlin Ranch would be deferred until spring.

We are looking forward to learning what the County plans to do to help reduce the vehicle speeding through Caughlin Ranch on the parkway. The March edition of the *Caughlin Rancher* should contain that update. Stay tuned!

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Caughlin Ranch

BELOW ARE THE DATES for the 2023 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2023 Annual Members/2024 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 posted on the Caughlin Ranch website at: www.caughlinhoa.com.

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.

January 23rd	Board Agenda Workshop 4:00 p.m.
January 25th	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
March 16th	2022 Audit Review with Finance & Budget Committee 2:00 p.m.
March 20th	Board Agenda Workshop 4:00 p.m.
March 22nd	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
May 22nd	Board Agenda Workshop 4:00 p.m.
May 24th	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
July 24th	Board Agenda Workshop 4:00 p.m.
July 26th	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.
August 21st	2024 Budget Review Workshop 4:00 p.m. with Finance & Budget Committee
September 25th	Board Agenda Workshop 4:00 p.m. (Final 2024 Budget Review)
September 27th	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m. (Approve 2024 Budget)
November 2nd	Candidate Forum; Meet the Candidates 5:00 p.m. (if necessary)
November 13th	Annual Ballot Deadline 11:00 a.m. (if necessary)
	Call 2023 Annual Meeting to Order at 12:00 noon to open and tally Secret Ballots; Recess once completed.
	Board General Business Meeting 4:00 p.m. / Executive Session 5:30 p.m. (or immediately following General Meeting)
November 15th	Re-convene 2023 Annual Members Election & 2024 Budget Ratification Meeting at 6:30 p.m.
	Organizational Meeting will immediately follow the 2023 Annual Members Election/2024 Budget Ratification Meeting
December 15th	Board Orientation / Training 9:00 a.m. - TENTATIVE

MEETINGS

This meeting calendar serves as notice pursuant to NRS 116.31083 for the scheduled meetings of the Board of Directors. 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 not less than ten (10) days prior to each meeting. Members may also call the Association office at: (775) 746-1499 or e-mail: admin@caughlinhoa.com to obtain agenda copies. The CRHA office is located at 1070 Caughlin Crossing, Reno, NV 89519.

Board Meeting agenda content may be modified up to the start of the Board Meeting due to specific circumstances under NRS 116.31083 (11) as it relates to occurrences that: "(a) could not have been reasonably foreseen, (b) affects the health, welfare and safety of the units' owners or residents of the common-interest community; (c) requires the immediate attention of, and possible action by, the executive board; and (d) makes it impracticable to comply with the provisions of sub-section 2 or 5." The Board will disclose any such changes at the beginning of the Board Meeting, where applicable.

Board Agenda Workshop agendas do not have a published agenda for

distribution, as the intent of the workshop is to further review and define the agenda for the next scheduled Board Meeting. This session is open to the membership for observation and limited input during a designated portion of the meeting. No substantive discussion or action (vote) will be taken by the Board on any matter discussed or reviewed at a workshop.

Executive Session meeting agendas will not be published. Only those matters as described under NRS 116.31085 shall be discussed and acted upon in executive session. These meetings are closed to the membership.

During Board Meetings, Owners have the right to speak to the Board. The designated period for this is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of two minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

A copy of the audio recording of the Board Meeting, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request at no charge.

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