



Important HOA News Inside!

MARCH/APRIL 2023

Caughlin

RANCHER

The Official Magazine of the Homeowners Association

BREKHUS & HILL: Voices for Caughlin Ranch

Story p. 5

Ginsburgs Attend World Triathlon
Championships page 12

Traffic Study Update page 15

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ON THE COVER:

Commissioner Hill and Councilwoman Brekhus pose inside the TMWA Water Treatment Facility, Chalk Bluff, in West Reno. Story page 5.

Photo by Toni Gonyea, Dragonfly Creative Photography.



Al Dennis
President

PRESIDENT'S CORNER

Ice & Snow Make Way for Spring Flowers (and Spring Projects)

WOW. WHAT A WINTER SEASON WE JUST EXPERIENCED!

As I write this we still have ice everywhere at the Ranch.

So in addition to the wildlife to dodge, and the speeders

to avoid, we had walkers that were forced to utilize the roadways until the ice was removed from the trails. I know it was frustrating, but during the winter months we have a small crew. The priorities for snow and ice removal have the trails as the lowest. They eventually get to them. Your patience is appreciated!

Spring is coming and everyone will be looking to spruce up outside. Check our website (www.caughlinhoa.com) and click on "Architecture Plans" on the home page to refresh your memory on the rules and regulations regarding home projects. Here you will find everything from the ACC (Architectural Control Committee) form and submission guidelines to the ACC meeting schedule, fence guidelines and so much more. Depending on your project, you may need to be reviewed and approved before you start. Believe me, getting pre-approval is much easier (and can be cheaper) than getting a notice to halt the project (and perhaps redesign to the previous state) if it doesn't meet our guidelines. Please call the HOA office at 746-1499 or stop by if you still have questions after visiting the website.

I look forward to another productive year and seeing you at an HOA Board meeting, on the trails or at one of our great community events!

— Al Dennis, PRESIDENT
al@caughlinhoa.com

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Lisa Nunley
General Manager

FROM THE GENERAL MANAGER

Greetings! And Happy Spring!

WE ARE SO GRATEFUL for the generous amount of precipitation we received this past Winter, but I think we're all ready for a little bit of Spring, yes?

WELCOME BACK!

In April we welcome back the seasonal landscape and maintenance crews. You will once again see the greenbelts, ponds and other areas of Caughlin Ranch HOA become transformed from its guise of Winter into Spring splendor.

We also want to welcome Maura back to the office after having been out on maternity leave. And we say thank you to Janis who took on the full-time Administrative Assistant role at the front desk while Maura was out.

SPRING FORWARD

One last comment in preparation of Spring: don't forget to set your clocks ahead on Saturday, March 11th. Daylight Savings Time begins on March 12th!

Here's to Spring, everyone! Enjoy every minute!

—**Lisa Nunley**, CMCA, AMS, PCAM

General Manager/Supervising Community Manager

SPRING PLANS ON THE RANCH

With the onset of the spring season we begin to firm up plans for spring and summer projects. One in particular is the planning for the construction of a new bridge across Alum Creek that connects the walking paths, just below the lower ponds. (I've heard this walking path referred to as the "Bakery Trail," as it will lead you to the bakery in Mayberry Landing.) The Board has met with the lead engineer and has approved the necessary proposals to get the design and related engineering in place. We hope to be able to show you the "Before and After" photos before next Winter.

Another project in the very beginning stages is the implementation of a new defensible space process by utilizing sheep and goats. Staff have met with a company specializing in this service and they will provide a proposal to the Board for consideration at the March meeting. If approved, we will keep you updated on the details in the next edition of the Caughlin Rancher.

Those are just two of many projects that will take place in 2023.

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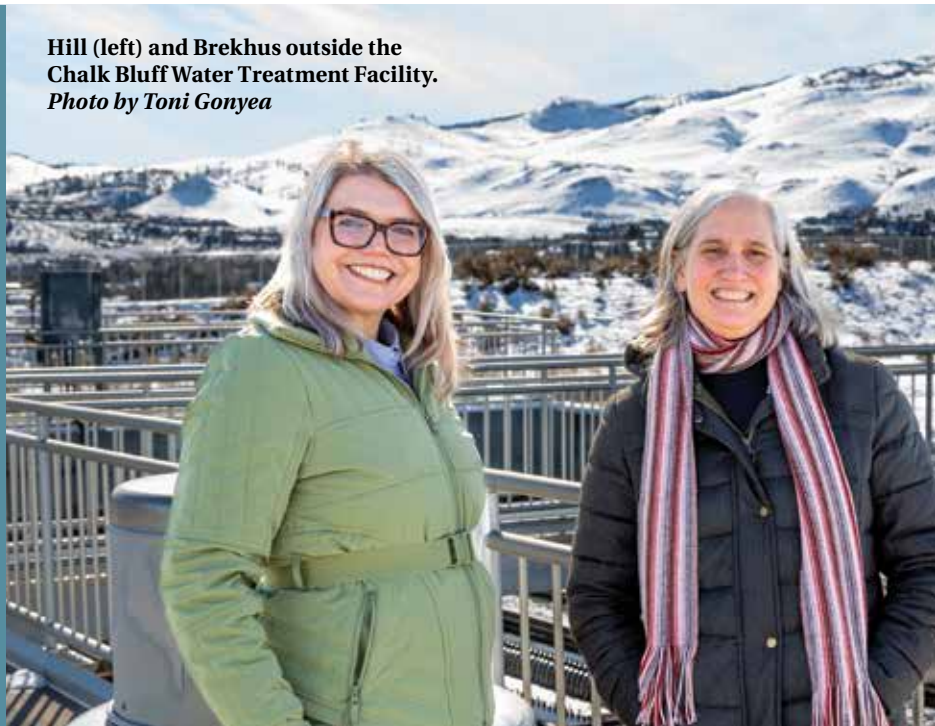
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Voices for Caughlin Ranch

COUNCILWOMAN **JENNY BREKHUS** AND COMMISSIONER **ALEXIS HILL** REPRESENT OUR INTERESTS AT THE CITY AND COUNTY

Hill (left) and Brekhuis outside the Chalk Bluff Water Treatment Facility.
Photo by Toni Gonyea



Written by Jessica Santina

FOR MOST OF US, when we disagree with a policy or identify a need in our community, we do little about it. Sure, some people voice their opinions at public meetings, perhaps even make phone calls or write letters. But few of us even get that far.

What sets Reno City Councilwoman Jenny Brekhuis and Washoe County Commissioner Alexis Hill apart is that both women felt so strongly about improving their communities that they ran for political office to make a difference. And as their constituents, Caughlin Ranchers are the fortunate recipients of their passion for civil service.

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Hill and Brekhus pose in front of the control panel inside Chalk Bluff.
Photo by Toni Gonyea

PUBLIC SERVICE DNA

In a small town in Northern California, Jenny Brekhus grew up watching her father

serve his community (on a volunteer basis) as mayor and town councilmember. She saw firsthand the impact of his work and was inspired by his involvement — so much so that after completing her Bachelor of Arts at University of California, Berkeley, she went on to earn dual Master's degrees in public administration and community and regional planning from the University of New Mexico.

After graduation, she went to work for the City of Albuquerque,

and then held the role of city planner for rural Silver City, N.M. In 1998, she and husband Armando Ornelas relocated to Reno, which they felt was the right size city in which to start a family and had the desert and mountain landscape they craved. Their daughter, Eliana, came along soon after.

Once settled, Brekhus worked as a planner for the City of Reno and taught urban planning classes at both the University of Nevada, Reno and Truckee Meadows Community College. Then, when the Great Recession hit The Silver State, she took a temporary position with the state helping to utilize its federal emergency funding on subsidized housing. This was when a city council run occurred to her.

"The recession had taken such a toll on our community and our economy, and a lot of people had to leave the area," Brekhus said. "It just kind of clicked for me that with term limits, there would be empty seats, and I thought back to the city council members whom I had served under at the City of Reno. I thought, 'I know as much as any of them about cities. I didn't grow up here, but I bring a different perspective. And I'm a city specialist.' So I decided to run for it."

She was elected to the Reno City Council in 2012, representing Ward One, a large, diverse area encompassing Caughlin Ranch as well as parts of Midtown, downtown, and northwest Reno. She was re-elected in 2016 and again in 2020 for what will be her final term. Her many accomplishments include helping develop and implement the City's master plan,

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involving a total overhaul of the city's zoning ordinances, and an emphasis on stabilizing infrastructure — in particular, its water resources. In addition to her role with the city council, Brekhus is a member of both the Truckee Meadows Regional Planning Governing Board and the Truckee Meadows Water Authority Board.

FIGHTING FOR WHAT'S RIGHT

When she was growing up in east Sparks, Alexis Hill walked to school — first to Marvin Moss Elementary, then to Mendive Middle School. This, she said, is what spurred her into public service. Like Brekhus, Hill's father was also a civil servant — a member of the Washoe County School Board and a member of Nevada's Board of Regents.

"There was an ethos in my family for public service ... but I didn't really connect to it until I realized I didn't have a sidewalk," Hill recalled. "Going to school, I was walking in and out of landscaping and in the street. So as a kid I went to the city council to ask for a sidewalk. We didn't get the sidewalk immediately, but I understood the power of the citizen voice."

After graduating from Reed High School, she completed a bachelor's degree in political science at Texas A&M University, then returned to Northern Nevada, earning a master's degree in public administration at UNR. Her love of arts and culture led her to work brief stints at the Lake Tahoe Shakespeare Festival and nonprofit organization Kids & Horses.

In 2012, a desire to get back into government work post-recession and her experience in arts and culture helped her secure a position with the City of Reno as special events program manager. It was during her tenure with the City of Reno when she began to consider a county commission run.

"As I grew in my career and ended up running arts, culture, and special events for the city, I was watching decisions at the county level that I didn't agree with," she said. "There was an opportunity for the county commission to enact a tax that the state legislature had passed for our school, and the commission had said no. I disagreed. And it motivated me to think, 'Maybe I should run for county commission.'"

Residents of Old Southwest Reno, Hill and her family (husband Matthew Tuma and daughter Zora) ran for a District One commission seat and was elected in 2020. The district closely mirrors Brekhus' ward — it encompasses most of Midtown as well as all of Reno west of South Virginia Street, including Caughlin Ranch, and running all the way up to Lake Tahoe. She currently holds an impressive number of board appointments, including, like Brekhus, the Truckee Meadows Regional Planning Governing Board and TMWA.

She said that her two years in office have been "the most incredible experience of my life ... Yeah, there are frustrations and you don't get everything you want. But it's been fun and challenging."



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STRONG VOICES FOR CAUGHLIN RANCH

The Board of Washoe County Commissioners and Reno City Council differ in terms of their responsibilities and areas of oversight — the commission addresses matters of taxation, regional infrastructure, social services and more in unincorporated Washoe County, while the City Council addresses a wide variety of matters within city limits, including development, zoning, public safety and utilization of resources. However, Hill and Brekhus say that one silver lining of the pandemic has been that the two entities have grown increasingly collaborative in recent years, particularly in regional matters affecting all residents, such as conventions, transportation and water.

As Caughlin Ranch's representatives at the city and county, Brekhus and Hill work in tandem with the homeowners' association to oversee development and address any matters outside of its purview — which are limited.

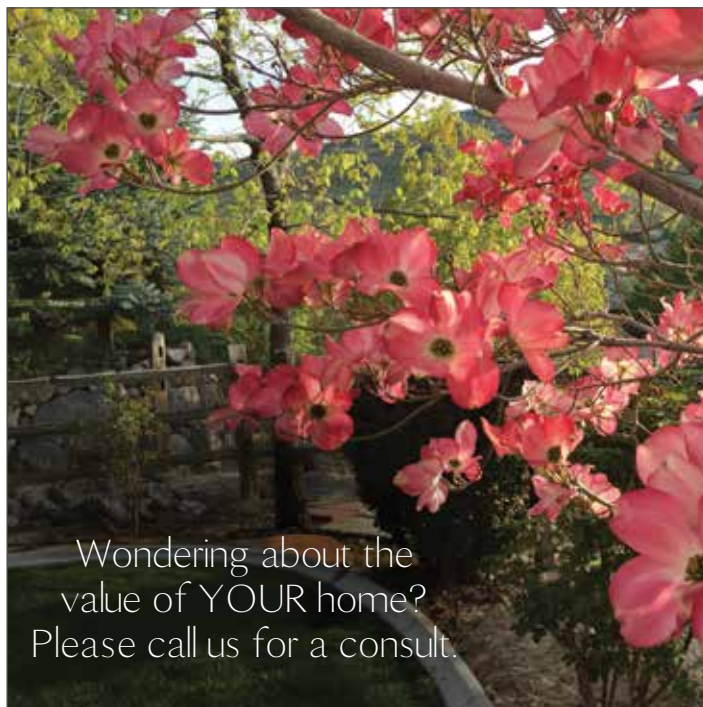
"Because [the HOA] takes on so much of the work in terms of providing services that, in other areas, the city would provide ... as a city councilwoman, I don't have as much interaction with Caughlin Ranch as I do other areas. But when they say jump, I ask how high," said Brekhus. "I think that's the best approach, because we really recognize how much is being done by the HOA to give Caughlin Ranchers the great quality of life they have ... I think they are possibly the most exceptional model of a planned community in terms of

growth, maturity, and management in the state."

In fact, Brekhus said, she's been proud to see the community advancing important issues, such as its flood management practices at Alum Creek. She also reminds residents that the final large vacant area in Caughlin Ranch known as The Pines, has development potential. It is challenging and fire prone land to build upon and if modifications are requested to the original approval, neighborhood and community needs must be balanced with any developer sought changes.

One area in which she's worked on Caughlin Ranch's behalf is that of wildland fires. The Caughlin Fire of 2016 and the Pinehaven Fire of 2020 are evidence of the dangers of the urban-wildland interface, and Brekhus has had multiple conversations with the U.S. Forest Service on the community's behalf, to advocate for aggressive fuels management.

Meanwhile, many of the roads in Caughlin Ranch are within the incorporated city boundaries of Reno, Hill who is also a Regional Transportation Commissioner, has been working with the HOA to conduct a traffic study and explore opportunities for traffic calming, including the addition of "No Parking" signage. "What we saw during COVID was that people needed to get outdoors, and Caughlin Ranch was inundated with community members. These are amenities we can all enjoy, but it's about figuring out how to balance that. Now that more people are visiting, we are seeing more issues with congestion, parking, and pedestrian visibility."




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As an example, she points to the neighborhood crosswalks which, while aesthetically pleasing, are not always easy for drivers to see. Hill would like to recommend enhancing their visibility and identifying ways to slow down traffic.

Caughlin Ranch's unique geography means that city and county fire services overlap. As a member of the Truckee Meadows Fire Protection District board, Hill and fellow commissioners are also concerned with fire prevention and mitigation efforts.

As one of the strongest advocates for the county's recent adoption of the homeless services program, Hill has also been involved in addressing those experiencing homelessness who have made their way into the Caughlin Ranch's many trails and open spaces.

"Community members can always reach out to me about that," she said. "We've had our teams go there and find these folks and get them needed services. Over the last quarter, we've gotten over 30 people into permanent housing."

And as staunch conservationists, both Brekhus and Hill are working hard, through their involvement with TMWA, to ensure preservation of the region's water resources.

"What's exciting is that there was so much vision and forethought that even when Lake Tahoe is low and we have a lower snowpack, we still have many other water reservoirs to pull from," Hill said. "We want to see TMWA continue to push that because we want to make sure we're using water to the highest ability."

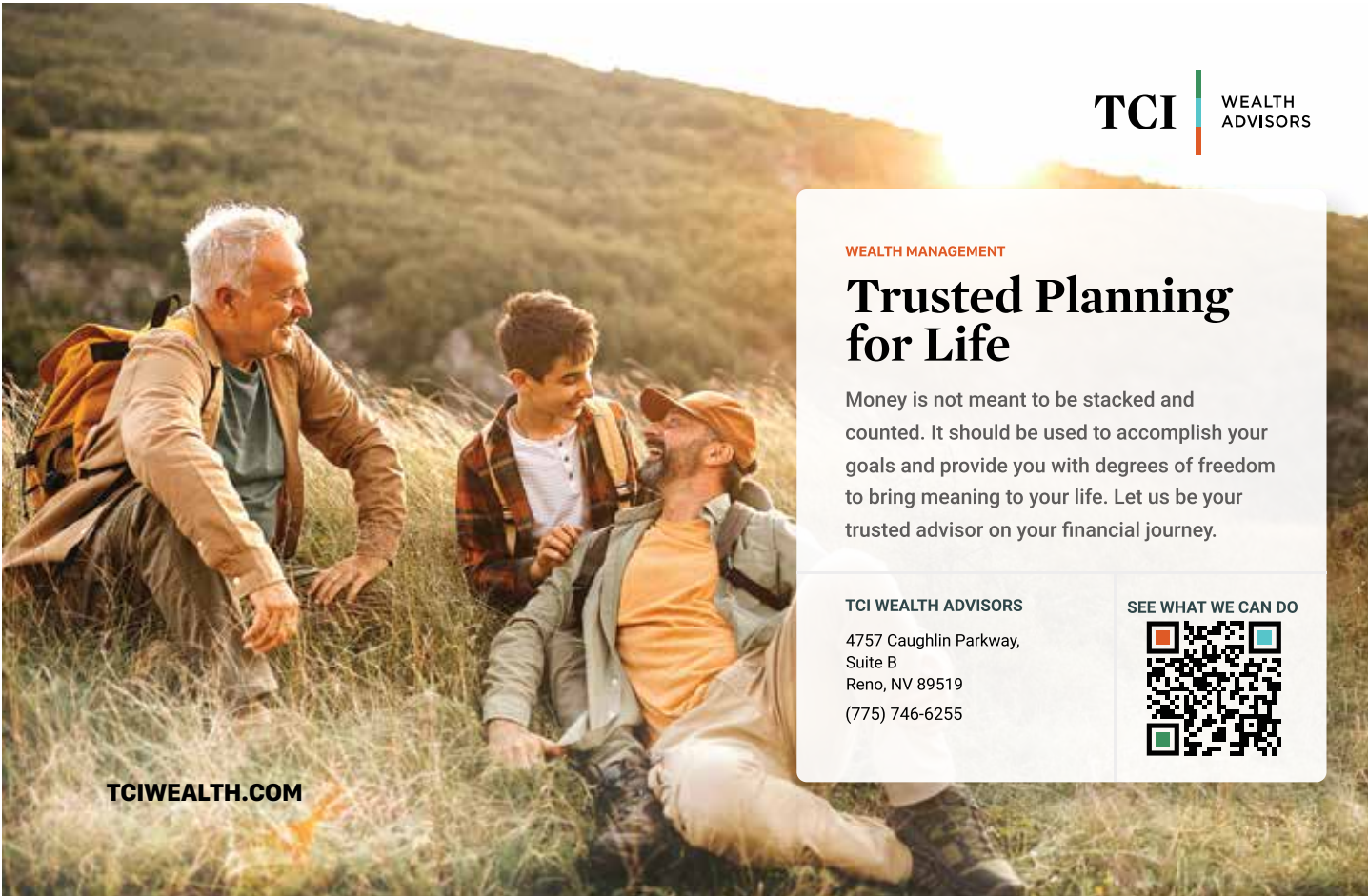
As part of this commitment, both Brekhus and Hill are strongly in support of "purple pipe" — recycled water that has been treated and can be used for irrigation — so that drinking water is not utilized at golf courses and parks.

All this is just the tip of the iceberg in terms of the issues Brekhus and Hill are addressing that affect Caughlin Ranch. But mostly what they want you to know is that they are working for you — and they want you to share your concerns.

To request non-emergency service from Washoe County, dial 311, and in the City of Reno, contact Reno Direct at 775-334-INFO.



Top: Hill with husband Matthew Tuma and daughter Zora
Bottom: Brekhus in Reno City Council Chambers
Courtesy Photos

A large photograph of three people hiking in a field. An older man with white hair, wearing a tan jacket and a backpack, is sitting on the left. A young man with dark hair, wearing a plaid shirt, is sitting in the middle. A man with a beard and a cap, wearing a tan jacket, is sitting on the right. They are all smiling and looking at each other. The background is a grassy field with hills in the distance.

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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 branches, 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.
- **Pets** – must be kept on a leash when outside your property.

Please pick up and properly dispose of pet waste (there are pet stations strategically placed throughout the community for your convenience).

- **Exterior improvements/modifications** – to homes and yards (front and back) require prior written approval from the Architectural Control Committee (ACC) before any work may commence. The ACC meets twice per month. Contact the office for more information.
- **Trailers (RVs, motorhomes, etc.)** – may not be parked within the community for more than 48 consecutive hours nor for more than five (5) days in a 30-day consecutive period.
- **Lot Maintenance** – Homeowners are responsible for the general maintenance of your lots, which include removal of debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.
- **Fence Maintenance** – Please take the time to inspect your fences and make the necessary repairs.

CRHA OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

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- April 13th @ 5:00pm
- May 11th @ 5:00pm

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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.

CAUGHLIN 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 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.

VOLUNTEERS OF AMERICA 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. Let’s do it again this year June 15th – August 12th!



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.

Senior Angels – CRHA partners with Washoe County Senior Center in their Senior Angel program. In 2022, CRHA supported 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.

PROJECT 150 AND KIDS KOTTAGE –

Project 150 provides basic needs to homeless, displaced and disadvantaged high school students allowing them to focus on education and graduate from high school.

Kids Kottage is an emergency shelter that accepts children who have been removed from their home by Washoe County Social Services due to abuse and/or neglect.

Socktober – During the month of October CRHA collects socks which will be distributed between Project 150 and Kids Kottage.



UPCOMING COOKING CLASSES

- Mar. 8** Techniques 5
- Mar. 9** Ricotta & Burrata WS
- Mar. 10** Taste of Thailand
- Mar. 11** Donuts & Churros
- Mar. 15** Techniques 6
- Mar. 16** Italian Weeknight Recipes
- Mar. 17** Cooking w/Irish Whiskey
- Mar. 18** Gluten Free Baking WS
- Mar. 22** Mexican Mole WS
- Mar. 23** Taste of Provence
- Mar. 24** Paella
- Mar. 25** Ramen & Asian Dumpling WS
- Mar. 29** Mediterranean Fish & Seafood
- Mar. 30** Spring Vegetarian & Vegan
- Apr. 11** Kids Cook!
- Apr. 12** Teens Cook!
- Apr. 13** Girls Night Out – Chocolate & Cheese
- Apr. 14** Sushi
- Apr. 20** Taste of Tuscany
- Apr. 21** Date Night – French Bistro
- Apr. 22** Culinary Basics WS
- Apr. 27** Taste of India

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DANA & MIKE GINSBURG ATTEND WORLD TRIATHLON CHAMPIONSHIPS NOVEMBER 26 IN ABU DHABI



By Mike Ginsburg

My wife Dana and I have been doing triathlons (Swim-Bike-Run) for 30 years, and we have participated in races in 17 states and four countries. We visited our fifth country this past Thanksgiving with a trip to Abu Dhabi. Abu Dhabi, the capital of the United Arab Emir-

ates, sits off the mainland on an island in the Persian Gulf. She qualifies and gets the invite and I get humbled.

This year's trip to Abu Dhabi took about 33 hours one way and in hind sight we probably should have left a day earlier. You lose a day traveling in that direction.

The week before her race I decided to do what is called a community race. The same race on the same course but after all the World racers have started. We brought Dana's bike and I rented one. Each age group is broken up into 5-year age groups. Each age group starts at a specific time in the race, not a mass start. These are called wave starts. Her wave started at 9:50am and was the last one of the day. I got to start my race forty minutes after her. Her distance is international/standard/Olympic (1 mile swim, 24-mile bike and a 6.2 mile run). My race was half that distance. The temperature in Abu Dhabi for race day was hovering in the low 90s with no wind. The temperature can come into play since the run portion of the race is last. I knew that if all went as planned, we could very well cross the finish line at the same time. My calculations were off, and I underestimated her ability as she passed me on the run with about 200 yards remaining. In my mind it would

ates, sits off the mainland on an island in the Persian Gulf. A little background when it comes to our individual racing—she is a USA Triathlon All American and I am not! Each year we travel to Nationals, where we both participate and by finishing in the top 16 of your age group, you get an invite to

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have been fun to cross the finish line together, but then again, she was racing, and I was participating. Side note: She finished 14th and I finished first in my age group – so there!

The distance we do in triathlons is long enough to hurt, but short enough that we can see the sites and enjoy our time in new places. On this trip we were able to get it all in. From the Grand Mosque, The Yas Mall (400 stores), camel rides and a 4-wheel adventure through the desert. But the best part for me was right outside our room and around our hotel. The Formula One Abu Dhabi Grand Prix racecourse. The Grand Prix was held the week before our arrival, but they were still testing and practicing on the course. So cool!

This past August in Milwaukee Dana once again qualified for Worlds and this fall we will be headed off to Pontevedra, Spain. Stay tuned for our next story from the road.

2023 CRHA COMMUNITY EVENTS

Spring Wine
Wed., April 5th
TBD
5:00 to 7:00 pm

Cross Peak Hike
TBD
Meet at CRHA prkg. lot
9:00 to 11:00 am

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
Meet at CRHA prkg. lot
8:00 to 10:00 am

Shredding Day
Sat., June 24th
Office or VGP
9:00 am to 1:00 pm

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
Village Green Park
Amphitheater
6:00 to 8:00 pm

CRHA Annual BBQ
Sat., August 26th
Village Green Park
1:00 to 4:00 pm

Fall Bird Walk/Watch
Sat., Sept. 9th
Meet at CRHA prkg. lot
8:00 to 10:00 am

Cross Peak Hike
Sat., Oct. 14th
Meet at CRHA prkg. lot
9:00 to 11:00 am

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

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

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

**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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LANDSCAPE & MAINTENANCE UPDATE

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

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MISCELLANEOUS PROJECTS/ WEEKLY MAINTENANCE

(As of 2/8/23)

- Ordering safety supplies for the season.
- Ordering uniforms for the crew (with the new CRHA logo).
- Purchased a used F-150 to replace one of the older trucks.
- Ordered wildflower seed.
- Ordered spring flowers.
- Removed fallen trees & branches from the storms.
- Refurbishing some of the smaller monument signs.
- Repairing the maintenance trailers.
- Pruning trees throughout the Ranch.
- Plowing snow from non-City/County streets, paths and sidewalks when needed.
- New memorial bench to be installed in Caughlin Ranch (weather permitting).
- Holiday lights removed.
- The maintenance trucks and equipment are being inspected bumper to bumper for any problems and repaired as needed.
- All three Parks are inspected and cleaned daily.



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TRAFFIC STUDY/POLICY UPDATE FROM COMMISSIONER ALEXIS HILL

AS A FOLLOW UP TO WASHOE COUNTY performing traffic studies and assessments of Caughlin Pkwy with the goal of reducing traffic speed, the following is a message from Commissioner Alexis Hill, received in February.

“The Traffic Policy process was initiated before winter (first phase) and staff will perform the second phase after the roads are clear. Early assessment identified a need for a pedestrian crossing upgrade (RRFB and striping) and one or two electronic feedback speed signs. The balance of the analysis may or may not result in additional infrastructure.

The purchase of the identified rapid flashing beacon and radar feedback signage has been started and installation should occur when we have either the sign crew available or a contractor arranged in the spring. We would like to verify that there are no additional items needed based on the analysis to be completed so this may drag into early summer depending on the phase 2 recommendations.”

We look forward to whatever assistance the County can provide that will increase the safety of pedestrians, wildlife and other vehicles along Caughlin Pkwy. Stay tuned for more updates!



CAUGHLIN RANCH
HOMEOWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MARCH 2023 MEETING DATES

To the right are the dates for the March 2023 Board of Directors' Agenda Workshop, Executive Session and General Business 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.

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 NRS116.31083 (1) 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

MARCH 16TH

2022 Audit Review with Finance & Budget Committee 2:00 p.m.

MARCH 20TH

Board Agenda Workshop 4:00 p.m.

MARCH 22ND

Exec. Session 5:00 p.m. | Board General Business Mtg. 6:00 p.m.

MARCH 30TH

Board Strategic Planning Session 2:00 p.m.

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 NRS116.31085 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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