



IMPORTANT HOA NEWS INSIDE!

MARCH/APRIL 2024

Caughtlin

RANCHER

The Official Magazine of the Homeowners Association

SLICE OF
COMMUNITY LIFE:
DAVE FISH'S
ECLIPSE PIZZA page 6

SAVE THE DATES!
2024 Events Calendar page 10

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Al Dennis
PRESIDENT

PRESIDENT'S CORNER

Spring is approaching!

As I'm writing this (in early February), I'm watching the snow fall outside my window. But by the time you read this our thoughts will be turning to spring. Every year, here in Caughlin Ranch, we all look forward to the flowers blooming, the trees blossoming and the creeks flowing. And some of us may also be thinking about sprucing up our homes. And if that means projects in your yard or to the

outside of your home, then don't forget to get pre-approval from the Architectural Control Committee (ACC).

Please remember that we all live in an HOA, and there are rules we must all follow. Any and all changes to the exterior of your home and yard must be reviewed and approved by the ACC. The vast majority of the requests are quickly approved. Please do not get in the position of asking for forgiveness because that can cost you more than the original project if you are required to stop or make changes. The form can be found on our website (www.caughlinhoa.com) or you can contact the office.

As always, watch your speed as you travel through the Ranch. There will be many babies (animals) wandering around and they are precious to us all.

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



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Caughlin RANCHER

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VOL. 17, ISSUE 2

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ON THE COVER:

Dave Fish inside his
restaurant Eclipse Pizza.
Story page 6.

Photo by Toni Gonyea,
Dragonfly Creative
Photography.



Lisa Nunley
GENERAL MANAGER

FROM THE GENERAL MANAGER

It's almost time to say goodbye to...Winter!

Winter weather began a bit late this past season, but things sure picked up in February. Last I checked, our precipitation levels were much closer to “normal.” As we approach the start of spring (this year it’s March 19th), let’s keep our fingers crossed for some splendid spring showers (I love alliteration, don’t you?).



Alum Creek bridge before construction.

STRATEGIC PLAN

Within all this preparation for spring, the Board of Directors continues its on-going preparation and planning for the Association through its Strategic Plan. The Board has held regular workshops to update the existing 2020-2024 Strategic Plan and is looking ahead to create its 2025-2029 Strategic Plan. Once the finishing touches have been completed, the updated document will be posted on the website (www.caughlinhoa.com). Stay tuned.

SPRING FORWARD!

One last comment about spring. This is your reminder to remember to set your clocks ahead one hour on Saturday evening, March 9th. Daylight Savings Time begins at 2:00 a.m. on Sunday, March 10th!

Wishing you all a joyful spring!

— **Lisa Nunley**, CMCA, AMS, PCAM

General Manager/Supervising Community Manager



Bridge construction in progress.

NEW ALUM CREEK BRIDGE

A year ago this spring, the Board of Directors approved the design, engineering, and planning for the Alum Creek bridge crossing (near Caughlin Glen). After a year of coordinated efforts to obtain the required permits and select the contractors, I’m happy to say the project is underway and we’re all looking forward to seeing the bridge completed by the end of March. (Final asphalt work will be finished later when weather permits). Many thanks to everyone for your cooperation and patience and for following the designated detours to avoid the construction site. And a special thank you to our landscape and maintenance team for their support and assistance with this project.

WELCOME BACK SEASONAL LANDSCAPE CREW!

Speaking of our landscape and maintenance teams, we are getting ready to welcome back the seasonal crew on April 1st! All the trucks and equipment have been serviced and prepped and Randy and his full-time team are all set to transform the Caughlin Ranch HOA winter-scape once again into a scenic spring-scape!



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Joe Parker, Eclipse partner (left), Dave (rear) and Eclipse workers at the ready.

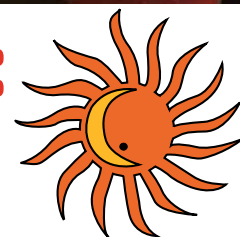


Joe Parker, putting his heart into his work!

Slice of Community Life:

Dave Fish keeps his eye on the pie at Eclipse Pizza.

By Jessica Santina



Dave Fish is a guy who follows his bliss. Where his interests go, he follows. An experienced CFO, he has worked for hotel chains, been a triathlete, owned a shoe store and coached both hockey and swimming. Oh, and he once studied biochemistry in college. When I ask why, he shrugs. “I don’t know, I was just interested in it.”

These days he runs the day-to-day operations of Eclipse Pizza at Mayberry Landing — everything from wiping down counters to making pizzas and handling payroll. But that’s just his second job; his “day job” is as CFO of a steel manufacturing company on the East Coast. But his casual, easygoing manner makes it clear that Fish isn’t your typical overachiever. Try to schedule an appointment with him, and he’ll tell you he’s “terrible with a schedule” and “not good with dates.”

However, when it comes to Eclipse Pizza, the relationships he’s formed over the years, its employees and the community they serve, Fish takes them very seriously.

A Career Eclipsed

Originally from Warwick, Rhode Island, Fish has always been physically active — he played hockey, soccer, baseball and swimming as a kid. As for his studies, he had a head for business and earned a Certified Public Accountant designation, which he used at the Sheraton Corporation in Florida. Unlike the stereotypical accountant with his nose buried in facts and figures, Fish is highly social and found the hospitality industry a good fit for his gregarious personality.

An avid runner and triathlete since 1983, Fish has been heavily involved in the local running/triathlete community. A friend and fellow runner, Chuck Martin, founded the original Blue Moon Pizza and Eclipse Running, which then were both located off Lakeside Drive in South Reno. Martin sold Blue Moon in 1994, focusing exclusively on Eclipse Running, but then he became ill. As Fish explains, he “just came along at the right time” to help Martin and follow their passion together, becoming partners in the running business.

Eventually, though, Martin’s interest returned to pizza. When a spot became available at Mayberry Landing, Martin, Fish and a third partner, fellow runner Scott Miller, opened Eclipse Pizza in 2005. All the while, Fish was working as a full-time CFO for the manufacturer back east, essentially holding down three full-time jobs. They sold Eclipse Running to focus on the pizza place, which was thriving. Yet the running community remained important to them — so much so that most of their employees have been members of the Reno High School cross country team. Martin, unfortunately, passed away from his illness, and one of their original employees, former Reno High runner and multiple Coach of the Year winner Joe Parker, later joined as a third partner.

Pizza the Community

It’s hard to imagine life as a Caughlin Rancher without Eclipse Pizza, which has been a fixture in the community over the last 18 years. Of course, this is due in no small part to the quality of

the pizza (Martin's original recipe) and the excellent patio, which on summer nights is THE place to be. But it's also thanks to Fish and his partners' commitment to treating their employees very well.

"We predominantly hire Reno High and McQueen kids," Fish says, explaining that they not only get to make themselves pizza after their shifts, but their creations sometimes

even make it onto the menu. Fish usually allows them to work their preferred work schedules whenever possible, and he has helped more than one of them out of a few personal jams, be they financial, health or otherwise.

"It's nice to see a lot of our old employees come back," Fish says. "We have doctors, lawyers, engineers, accountants, welders, construction people... really successful people from great families. They all have a good work ethic, and I hope they learned a couple things about service here."

The number of years many of them have worked for Eclipse, either in a row or during repeated stints, speaks volumes about the quality of the work experience. Fish and his wife of 25 years, Nancy, open their home near Caughlin Ranch every Dec. 23rd to host Festivus, a holiday party for the Eclipse team. It's a can't-miss celebration, with Fish's "world-famous" chili and a white elephant gift exchange being among the festivities. All employees, past and present, as well as their families and significant others, are invited.

And it's not just employees who have felt at home at Eclipse — the community has too, even during the pandemic shutdowns. "People were super supportive of us," he recalls. "They'd come in the front



Dave and wife Nancy.

door, and we had a little table there where you'd come up and order, and then they'd sit outside and wait for it, and we'd have to walk around the inside counter 300 times a night to bring out their food!"

Its popularity never waned — just try to get a table on a Friday night. The friendly service from Fish and his staff, and the casual, welcoming atmosphere make it a

sort of home away from home.

"It's very nice to see, especially in the summer, when we have our outside deck open," he says. "People are hanging out eating, their kids are running around, maybe with a dog. They see their neighbors walk or ride their bikes over. It's really nice — I like to think we're part of the community."

Fish and his partners are happy to give back to the community that has given so much to them. They regularly fulfill requests for charitable donations to local schools, events and athletic teams, offering free pizzas, gift certificates and more. Fish himself is president of the Junior Striders, a youth division of the Silver State Striders running club; he even organized the 38th annual Crazy Run, the 10k and 5k run/5k walk that took place in February to benefit the youth club.

Ultimately, Fish says his goal with Eclipse is to have a good time. "I enjoy meeting all the people here, providing good service, seeing old friends that I've made here and meeting some nice people from the community... We deliver a good product, make people happy and have a lot of fun. I tell all the kids who work here, when it becomes no fun, I'll be the first one out!"

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IMPORTANT NOTICES & REMINDERS

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. Please contact Waste Management for pricing and availability to obtain an animal resistant container.

For prices and availability call 775-329-8822

ON-GOING COMMUNITY REMINDERS:

1. **Signs:** "For Rent" and "For Sale" signs shall be purchased from the Caughlin Ranch HOA office.
2. **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!
3. **Lot Maintenance.** Homeowners are responsible for the general maintenance of their lots, which includes removal of



Photo by Lisa Ericson

debris, trimming plants and trees that encroach onto the public right-of-way, and removal of noxious weeds.

4. **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.
5. **All 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.** All applications to the ACC are the homeowner's responsibility. HOA staff may

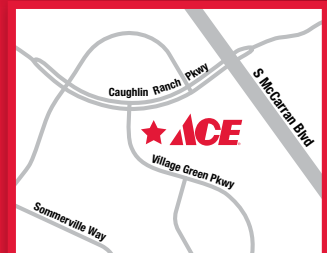


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Speak directly with your contractor (with your permission), but the homeowner must be involved in the process and is responsible for all decisions and actions. The ACC meets twice per month (except in November and December when they meet once per month). Visit caughlinhoa.com or contact the office for more information.

- 6. Fence Maintenance:** Please take the time to inspect your fences and make the necessary repairs. Before making any changes to your fencing (altering the type of fence, staining/painting, etc), please contact the office for fence requirements which may be specific to your neighborhood.
- 7. Trailers (RV and otherwise):** 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.
- 8. Walking Paths.** Please remember there are no motorized vehicles permitted on the walking paths within Caughlin Ranch HOA. This includes, but is not limited to, electric bikes/scooters, hover boards, mopeds, motorcycles, 4-wheelers, etc. Please be courteous of those around you, practice good etiquette if you are riding a bike, and always be aware of your surroundings.

CRHA NEW OWNER ORIENTATION

WELCOME TO CAUGHLIN RANCH!

New Owner Orientation Via GoToMeeting

March 14th @ 5:00pm / April 11th @ 5:00pm / May 16th @ 5:00pm

Please join the meeting from your computer, tablet, or smartphone.

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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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UPCOMING COOKING CLASSES

- Mar. 8** Taste of Tuscany
- Mar. 9** Artisan Bread W/S
- Mar. 13** Techniques 6
- Mar. 14** Killer Chicken Recipes
- Mar. 15** Cooking with Irish Whiskeys
- Mar. 16** Culinary Basics W/S
- Mar. 20** Taste of India
- Mar. 21** Stir-fry Workshop
- Mar. 22** Date Night: Paella
- Mar. 23** Sauce Workshop
- Mar. 27** Gnocchi
- Mar. 28** Spring Vegetarian & Vegan
- Mar. 29** Fast Fish
- Mar. 30** Cinnamon Roll W/S
- Mar. 30** Hot Cross Bun W/S
- Apr. 3** Gluten Free Italian
- Apr. 4** Cast Iron Cooking
- Apr. 5** Taste of Southern Italy
- Apr. 6** Baguette W/S
- Apr. 9** Around My French Table
- Apr. 10** Mediterranean Spring Salads
- Apr. 12** Date Night: Greece
- Apr. 16** Teens Cook!
- Apr. 17** Kids Cook!
- Apr. 18** Girls' Night Out: Crepes
- Apr. 20** Knife Sharpening
- Apr. 24** Family Int'l Meatballs
- Apr. 26** Island Pacific Cuisine

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2024 CRHA COMMUNITY EVENTS

EVENT	DATE	LOCATION	TIME
Spring Wine	Thursday, April 4 th	Napa Sonoma Grocery Co., Reno	5:00 pm to 7:00 pm
Cross Peak Hike	Saturday, date TBD in May/June	Corner of Caughlin Pkwy & Longknife Rd.	9:00 am to 11:00 am
Garage Sales	Fri., Sat. & Sun. June 7 th , 8 th , & 9 th	Individual garages / yards CRHA will advertise the event and compile the addresses of those participating	7:00 am to 3:00 pm
Spring Bird Walk / Watch	Saturday, June 15 th	Meet at CRHA parking lot	8:00 am to 10:00 am
Shredding Day	Saturday, June 22 nd	Village Green Park	9:00 am to 12:00 pm
Operation BackPack	June 15 th thru August 12 th - <i>Tentative</i>	TBD	8:00 am to 5:00 pm
Artown Concerts in the Park	Every Sunday in July July 7 th , 14 th , 21 st , & 28 th	Village Green Park Amphitheater	6:00 pm to 8:00 pm
CRHA Annual BBQ	Saturday, August 24 th	Village Green Park	Noon to 3:00 pm
Fall Bird Walk / Watch	Saturday, Sept. 21 th	Meet at CRHA parking lot	8:00 am to 10:00 am
Garage Sales	Fri., Sat. & Sun. Oct. 4 th , 5 th & 6 th	Individual homes / yards	7:00 am to 3:00 pm
Oktoberfest	Thursday, Oct. 10 th	TBD OR PROST	5:00 pm to 7:00 pm
Cross Peak Hike	Saturday, Oct. 19 th	Corner of Caughlin Pkwy & Longknife Rd	9:00 am to 11:00 am
Angel Tree	November 1st through 30 th	CRHA Office	8:00 am to 5:00 pm
Annual Homeowner Dinner	Wednesday, Nov. 20 th	TBD	5:30 to 6:30 pm
40th Annual Members Meeting & 2025 Budget Ratification	Wednesday, Nov. 20 th	TBD	Beginning at 6:30 pm

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Collection barrels are located in the lobby at the Association's office year-round. When full, we contact FBNN and they pick up and provide us with empty barrels so we may fill them up again!

During events throughout the year (Wine Tasting, Shredding event, Annual BBQ, etc) we collect non-perishable, non-expired food donations as well as cash donations that are given directly to FBNN.

For example, at 2023's Shredding event, the Association Members donated a total of 489 lbs of food and \$267.00 in cash. This equals 1,209 meals for families in our community!

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 2023 those donations totaled \$2,553.00. 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 – Each year, CRHA partners with Alice Smith Elementary School located in Golden Valley. In December 2023, the Association supported 57 student Angels. School staff works with the parents to complete the wish lists with sizes and items they need the most as well as gifts they want. These lists are forwarded to CRHA who in turn distributes the lists 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 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 15 children and 10 adult angels!

Senior Angels – CRHA partners with Washoe County Senior Center in their Senior Angel program. This year we were provided with 25 seniors whose wish lists include basic needs items such as cleaning supplies, pet food and pet toys, small appliances, blankets, clothing, shoes, hats and gloves.

SENIOR BLANKET DRIVE

Separate from the Senior Angels program, CRHA collects blankets to distribute to seniors in need. The community was extremely generous in December; we collected donations of **100 blankets**.

PROJECT 150 AND KIDS KOTTAGE

Socktober – During the month of October 2023 CRHA collected **845 pairs of socks** which was distributed between 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.

In closing, please consider participating in the Caughlin Cares program. We have multiple opportunities throughout the year for you to give to those who need some extra help. Thank you!

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The 5 Browns are delivering on their dream to wake up classical music by introducing it to the widest, largest and most excited audience they can find. Whether performing individually or together in various combinations from duo to complex five-piano arrangements, The 5 Browns reveal a deep connection to the intent of their material while bringing a fresh energy and dynamic character to the color spectrum of their sound.

Accolades include People magazine dubbing them the "Fab Five" and they were featured on Oprah and 60 Minutes. They have released eight albums that have collectively spent over 30 weeks at #1 on Billboard Magazine's Classical Album Chart. They have appeared on The Tonight Show, Good Morning America, The Today Show, and The View, CNN, Fox and Friends, Public Radio's Performance Today, and The New York Times.

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MEET Myra Chen Neese

Committee Member, Events and the Caughlin Rancher

1. What made you want to get involved with the HOA and join this committee? *I love living in Caughlin Ranch and I get deep gratitude from bringing people together; becoming part of the Events Committee felt like a natural extension of these two interests.*

2. What is your professional background? *I'm a Real Estate Agent with Compass - Team Blair Reno. We focus on luxury properties with an emphasis on buyers moving to Northern Nevada. I have a background working in tech, entertainment and venture capital. Prior to moving to Reno, I held roles within two tech startups in the Bay Area and at Sequoia Capital, a well-known venture capital firm. It was a rewarding experience being around so many ambitious entrepreneurs, and a wonderful glimpse into the inner workings of Silicon Valley.*

3. Tell us where you were born, grew up and went to school. *I was born in Michigan and grew up in Southern California (Brea). I attended UC Berkeley for undergrad where I studied East Asia Studies, and subsequently earned an MBA at Cal State Fullerton.*

4. When and why did you move to Reno? *When the pandemic hit in 2020, my husband and I – like many others around the world – reevaluated our priorities. We realized what mattered most to us was the quality of life we were living, and Reno emerged as a perfect fit. We sought a place offering a welcoming community, abundant access to nature, and a vibrant dining and entertainment scene — Reno checked off all of those boxes, and more!*

5. What's your favorite thing about living in Caughlin Ranch? *I have two things....The Steamboat Ditch Trail and adjoining culvert system. The walking trails and creeks weaving through our neighborhood feel so tranquil and simultaneously luxurious. Coupled with the lush trees and mature growth, it's like living in an oasis in the desert.*

I spend most of my mornings at the Caughlin Athletic Club, either taking the 5:30am Strength and Sculpt class taught by Julie McGuire, or swimming laps in the (thankfully) heated pool. It's a great place to kickstart my day, and connect with other early birds.

6. Tell us about you: family, pets, hobbies, etc.

Dean and I have been together for seven years, married for two and a half. We have two cats – who also delight in the trail system, and spend endless hours people and dog watching from our home's windows.



Myra with husband Dean.

We enjoy exploring all of the fairs and festivals that Reno offers – especially Hot August Nights, the Great Reno Balloon Race and the Nugget Rib Cook Off. We also frequent many of the black box theaters around town, including The Theatre. And we have season tickets at the Pioneer Center, where the shows have become our standing bi-monthly date night.

7. Tell us an interesting or unusual story about yourself. *I have a creative bug, and for the past 15 years I've been involved in the performing arts. In my time here in Reno, I've been fortunate to be involved with several local projects, including a commercial for Renown Health, an ad for the Lake Tahoe Visitors Authority, and most recently a minor role in "Weak Layers" a ski comedy shot at Palisades Tahoe.*

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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 mid-February 2024

- Holiday Lights have been removed for the season.
- Snowplows and snow blowers continue to be ready for action.
- Small equipment bridges throughout common areas are being repaired and waterproofed for the winter season. This is an on-going project.
- Small monument signs are being repaired and repainted as an on-going project. Some signs are no longer able to be repaired and replacement signage is in the planning process.
- Small creek maintenance is on-going.
- Small equipment has been inspected and repaired as needed. This is on-going.
- All trucks have been inspected and repaired as needed.
- Tree pruning throughout the Ranch is on-going. A special tree pruning project in Caughlin Creek/DeerCreek was completed in early February.
- Tree damage clean up from snowstorms is on-going.
- Removed some fruit trees in the common areas to alleviate

bear activity. Will replace these trees with non-fruit bearing trees later in the year.

- Monitoring progress of Alum Creek bridge project and providing support as needed.
- Graffiti removal is on-going throughout the Ranch.
- Held monthly safety meetings with crew members. Topics included safety requirements for ladder use and heavy lifting.
- All three parks are inspected and cleaned on a daily basis.

Flood Control Efforts

Over the years, and through experience with heavy rain and snow-melt events, the Landscape & Maintenance Teams have made adjustments and improvements throughout the common areas to accommodate the increase in seasonal water flow.

Widening and reinforcing with boulders those specific areas where potential flooding may occur, and keeping landscape crews on standby to immediately address any issues are the primary efforts by CRHA.

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HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS 2024 MEETING & OTHER IMPORTANT DATES

Below are the dates for the 2024 Board of Directors' Agenda Workshops, Executive Sessions, General Business Meetings, and the 2024 Annual Members/2025 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.

March 21	2023 Audit Review with Finance & Budget Committee 2:00 p.m.	September 25	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m. (<i>Approve 2025 Budget</i>)
March 25	Board Agenda Workshop 4:00 p.m.	November 7	Candidate Forum; Meet the Candidates 5:00 p.m. (<i>if necessary</i>)
March 27	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.	November 18	Annual Ballot Deadline 11:00 a.m. (<i>if necessary</i>) Call 2024 Annual Meeting to Order at 12:00 p.m. Noon to open and tally Secret Ballots; Recess once completed. Board Executive Session 4:00 p.m. / General Business Meeting 5:30 p.m.
May 20	Board Agenda Workshop 4:00 p.m.	November 20	Re-convene 2024 Annual Members Election & 2025 Budget Ratification Meeting at 6:30 p.m. A brief Organizational Meeting will immediately follow the 2024 Annual Members Election/2025 Budget Ratification Meeting.
May 22	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.	December 13	Board Orientation / Training 9:00 a.m. - TENTATIVE
July 22	Board Agenda Workshop 4:00 p.m.		
July 24	Executive Session 5:00 p.m. / Board General Business Meeting 6:00 p.m.		
August 22	2025 Budget Review Workshop 4:00 p.m. with Finance & Budget Committee		
September 23	Board Agenda Workshop 4:00 p.m. (<i>Final 2025 Budget Review</i>)		

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 (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 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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Emergency (Fire, Ambulance, Police)		9-1-1
Non Emergency Police – City; File Police Report	Reno PD Non-Emergency	775.334.2677; Reno.gov
Issues regarding city roads or right-of-ways	Reno Direct	775.334.INFO (4636)
Issues regarding county roads or right-of-ways	Washoe 3-1-1	3-1-1 or 775.328.2003
Washoe County Law Enforcement	Washoe County Sheriff	775.328.3001 Washoesheriff.com
Nevada Road Conditions	Nevada Dept of Transportation (NDOT)	511; NVRoads.com
Downed trees on power lines; Other electrical service questions	NVEnergy	775.834.4444
Trash or recycling pickup questions	Waste Management	775.329.8822; WM.com
City Sewer Service	City of Reno Sewer	775.334.2095
Water Service	Truckee Meadows Water Authority (TMWA)	775.834.8080
Washoe County Utility Services		775.954.4600
Stray animals, animal noise complaints, lost & found pets, etc.	Washoe County Animal Services	775.353.8900 Office 775.322.DOGS (3647) Dispatch Washoecounty.gov/animal
CAUGHLIN RANCH HOA Assessment payments; report common area maintenance concern; questions about the master association	Caughlin Ranch HOA	775.746.1499 Caughlinhoa.com
Community Patrol (onsite 4 days per week) Report unauthorized activities in common areas (ex: dogs off leash, harassment of wildlife, fishing in ponds, loud disturbances, etc.)	ESI	775.247.6738 (while onsite) 775.626.3000 (Dispatch)
Irrigation Leaks	Caughlin Ranch HOA	775.746.1499 (no emails please!)

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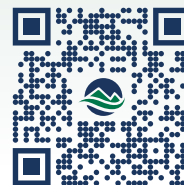
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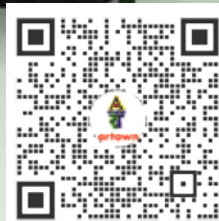
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