

Date: 04/28/2025

**CASTLE ROCK HOMEOWNERS' ASSOCIATION  
2025 ANNUAL MEMBERS MEETING****TUESDAY, MAY 13, 2025, AT 6:00PM – AFTER EXECUTIVE SESSION MEETING****LOCATION: RENO FIRE STATION #11 – 7105 MAE ANNE AVE., RENO, NV 89523****NOTICE & AGENDA**

Dear Valued Castle Rock Homeowner:

The purpose of this notice/agenda is to inform you of the date and action items of the upcoming annual election meeting of the Castle Rock Homeowners' Association.

A unit's owner may record on audiotape or any other means of sound reproduction a meeting of the units' owners if the unit's owner, before recording the meeting, provides notice of his or her intent to record the meeting to the other units' owners who are in attendance at the meeting. The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. A copy of the meeting minutes will be posted on TownSq and are provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

**1. Call to Order, Introductions and Determination of Quorum:**

**2. Homeowner Forum:** Owners have the right to speak. This period is devoted to comments from owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board has the authority to limit the time for individual comments.

**3. Minutes:**

- a. May 28, 2025, Annual Meeting Minutes – Review & Approve
- b. December 5, 2024, Budget Ratification Minutes – Review & Approve

Per NRS 116.3108 (10) The units' owners may approve, at the annual meeting of the units' owners, the minutes of the prior annual meeting of the units' owners and the minutes of any prior special meetings of the units' owners. A quorum is not required to be present when the units' owners approve the minutes.

**4. Election – Announce Results:** As of the submittal deadline for nominations to the board, four (4) candidates, Brian Kelly, Dennis Cronin, Leif Mack, and Ron Wolff submitted nomination forms to fill the four (4) open board positions all candidate forms are enclosed. Therefore, an election ballot is not included with this mailing. Brian Kelly, Dennis Cronin, Leif Mack, and Ron Wolff will be deemed duly elected to the board, with three (3) members serving a two (2) year term and one (1) member serving a one (1) year term.

**5. Adjournment – Organizational board meeting to follow the members meeting.**

In accordance with NRS 116.31034(19) this will serve as notice to each owner that each member of the executive board will certify in writing that the member has read and understands the governing documents of the association and the provisions of this chapter to the best of their ability. In accordance with NAC 116.480, this will serve as notice that no member of the executive board has received any gift, incentives, gratuity, reward or other item of value in any calendar year which exceeds the sum of \$100.00.

APR 11 2025

10509 Professional Circle, Suite 200, Reno, NV 89521 : 775.626.7333  
*Bringing positive impact and meaningful value to every community.***CASTLE ROCK HOA – 2025 BOARD CANDIDATE NOMINATION FORM**

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for the Castle Rock Homeowners Association has been scheduled for May 13, 2025. There are four (4) vacancies, with three (3) seats serving two (2) year terms and one (1) seat serving a one (1) year term. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information by the deadline of April 11, 2025:

YOUR NAME Brian C. KellyPHYSICAL ASSOC ADDRESS [REDACTED]MAILING ADDRESS (IF DIFFERENT THAN ABOVE): [REDACTED]PHONE: [REDACTED] EMAIL: [REDACTED]**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- T I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- T I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. **NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

**Candidate Informational Statement:** You are encouraged to prepare a Candidate Bio Statement that may include your professional accomplishments, how your participation would benefit the Association and what your HOA issues or concerns are. This **Candidate Informational Statement** is optional and would be provided along with the Disclosure Statement provide voting members with additional information as to your qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If provided, and unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

**RETURN COMPLETED FORMS TO:** Castle Rock Homeowners Association by email to [lcarr@associasn.com](mailto:lcarr@associasn.com). Or mail or hand deliver to 10509 Professional Circle #200, Reno NV 89521. **BY:** April 11, 2025 (**late or incomplete submissions will not be accepted**).

I am willing to serve on the Board of Directors. I acknowledge that if I am elected to the Board of Directors, I must comply with the Federally mandated regulation to file with the Corporate Transparency Act (CTA).

YOUR SIGNATURE Brian C. KellyDATE 4/11/25

**CASTLE ROCK HOA – 2025 CANDIDATE DISCLOSURE STATEMENT**

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for The Castle Rock Homeowners Association has been tentatively scheduled for May 13, 2025. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME Brian C. Kelly

ASSOCIATION PROPERTY ADDRESS: [REDACTED]

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

**REQUIRED DISCLOSURES**

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

none

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

good standing

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

**The executive board has determined to use the "duly elected" process described below:**

NRS 116.31034(5) ... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15." In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

Candidate Signature: Brian C Kelly Date: 4/11/25

**CASTLE ROCK HOA – 2025 BOARD CANDIDATE NOMINATION FORM**

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for the Castle Rock Homeowners Association has been scheduled for May 13, 2025. There are four (4) vacancies, with three (3) seats serving two (2) year terms and one (1) seat serving a one (1) year term. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information by the deadline of April 11, 2025:

**YOUR NAME** Dennis Cronin**PHYSICAL ASSOC ADDRESS** [REDACTED]**MAILING ADDRESS (IF DIFFERENT THAN ABOVE):** \_\_\_\_\_**PHONE:** [REDACTED] **EMAIL** [REDACTED]**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- T I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- T I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. **NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

**Candidate Informational Statement:** You are encouraged to prepare a Candidate Bio Statement that may include your professional accomplishments, how your participation would benefit the Association and what your HOA issues or concerns are. This **Candidate Informational Statement** is optional and would be provided along with the Disclosure Statement provide voting members with additional information as to your qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If provided, and unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

**RETURN COMPLETED FORMS TO:** Castle Rock Homeowners Association by email to [lcarr@associasn.com](mailto:lcarr@associasn.com). Or mail or hand deliver to 10509 Professional Circle #200, Reno NV 89521. **BY:** April 11, 2025 (**late or incomplete submissions will not be accepted**).

I am willing to serve on the Board of Directors. I acknowledge that if I am elected to the Board of Directors, I must comply with the Federally mandated regulation to file with the Corporate Transparency Act (CTA).

**YOUR SIGNATURE** **DATE** 4/11/25

## CASTLE ROCK HOA – 2025 CANDIDATE DISCLOSURE STATEMENT

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for The Castle Rock Homeowners Association has been tentatively scheduled for May 13, 2025. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME Dennis Cronin

ASSOCIATION PROPERTY ADDRESS: [REDACTED]

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

### REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

N/A

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

I'm in good standing

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

**The executive board has determined to use the "duly elected" process described below:**

*NRS 116.31034(5) ... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15."* In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

Candidate Signature:  Date: 4/11/25

**CASTLE ROCK HOA – 2025 BOARD CANDIDATE NOMINATION FORM**

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for the Castle Rock Homeowners Association has been scheduled for May 13, 2025. There are four (4) vacancies, with three (3) seats serving two (2) year terms and one (1) seat serving a one (1) year term. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information by the deadline of April 11, 2025:

**YOUR NAME** Leif Mack**PHYSICAL ASSOC ADDRESS** [REDACTED]**MAILING ADDRESS (IF DIFFERENT THAN ABOVE):** [REDACTED]**PHONE:** [REDACTED]**EMAIL:** [REDACTED]**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- T I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- T I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. **NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

**Candidate Informational Statement:** You are encouraged to prepare a Candidate Bio Statement that may include your professional accomplishments, how your participation would benefit the Association and what your HOA issues or concerns are. This **Candidate Informational Statement** is optional and would be provided along with the Disclosure Statement provide voting members with additional information as to your qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If provided, and unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

**RETURN COMPLETED FORMS TO:** Castle Rock Homeowners Association by email to [lcarr@associasn.com](mailto:lcarr@associasn.com). Or mail or hand deliver to 10509 Professional Circle #200, Reno NV 89521. **BY:** April 11, 2025 (**late or incomplete submissions will not be accepted**).

I am willing to serve on the Board of Directors. I acknowledge that if I am elected to the Board of Directors, I must comply with the Federally mandated regulation to file with the Corporate Transparency Act (CTA).

**YOUR SIGNATURE** **DATE** 04/05/2025

## CASTLE ROCK HOA – 2025 CANDIDATE DISCLOSURE STATEMENT

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for The Castle Rock Homeowners Association has been tentatively scheduled for May 13, 2025. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME Leif Mack

ASSOCIATION PROPERTY ADDRESS: [REDACTED]

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

### REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

None

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

I am in good standing with Castlerock HOA

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

**The executive board has determined to use the "duly elected" process described below:**

NRS 116.31034(5) ... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15." In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

Candidate Signature: 

Date: 04/05/2025



**CASTLE ROCK HOA – 2025 BOARD CANDIDATE NOMINATION FORM**

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for the Castle Rock Homeowners Association has been scheduled for May 13, 2025. There are four (4) vacancies, with three (3) seats serving two (2) year terms and one (1) seat serving a one (1) year term. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information by the deadline of April 11, 2025:

**YOUR NAME** Ron Wolff**PHYSICAL ASSOC ADDRESS** [REDACTED]**MAILING ADDRESS (IF DIFFERENT THAN ABOVE):** \_\_\_\_\_**PHONE:** [REDACTED] **EMAIL:** [REDACTED]**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- T I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- T I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. **NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit page 2 of this form.

**Candidate Informational Statement:** You are encouraged to prepare a Candidate Bio Statement that may include your professional accomplishments, how your participation would benefit the Association and what your HOA issues or concerns are. This **Candidate Informational Statement** is optional and would be provided along with the Disclosure Statement provide voting members with additional information as to your qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If provided, and unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

**RETURN COMPLETED FORMS TO:** Castle Rock Homeowners Association by email to [lcarr@associasn.com](mailto:lcarr@associasn.com). Or mail or hand deliver to 10509 Professional Circle #200, Reno NV 89521. **BY:** April 11, 2025 (**late or incomplete submissions will not be accepted**).

I am willing to serve on the Board of Directors. I acknowledge that if I am elected to the Board of Directors, I must comply with the Federally mandated regulation to file with the Corporate Transparency Act (CTA).

**YOUR SIGNATURE** **DATE** \_\_\_\_\_



## CASTLE ROCK HOA – 2025 CANDIDATE DISCLOSURE STATEMENT

A meeting of the units' owners must be held at least once each year, at which time ballots will be opened and counted to determine those elected to the executive board, or candidates will be deemed to be duly elected to the executive board. The annual meeting for The Castle Rock Homeowners Association has been tentatively scheduled for May 13, 2025. The unit owner listed below submitted his/her nomination form and was deemed eligible to serve on the association's board of directors:

CANDIDATE NAME Ron Wolff

ASSOCIATION PROPERTY ADDRESS: [REDACTED]

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

### REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

NONE

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

I am in good standing with Castlerock HOA

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

**The executive board has determined to use the "duly elected" process described below:**

NRS 116.31034(5) ... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15." In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

Candidate Signature:  Date: 4/8/2025

Date: 04/28/2025

**CASTLE ROCK HOMEOWNERS' ASSOCIATION**  
**ORGANIZATIONAL and BOARD OF DIRECTORS MEETING**  
**DATE & TIME: TUESDAY, MAY 13, 2025, AFTER ANNUAL MEETING AT 6:00 PM**  
**LOCATION: RENO FIRE STATION #11 – 7105 MAE ANNE AVE., RENO, NV 89523**

**NOTICE & AGENDA**

**Please note that the Board may take action on any of the following items:**

- 1. CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM** - *Per NRS116, the Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who are in attendance at the meeting.*
- 2. HOMEOWNER FORUM** - *For Discussion Only. Per (NRS 116.31083(6), this period 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 three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.*
- 3. SELECTION OF OFFICERS** – Discussion/Action
- 4. MINUTES** – Review of the 02/25/2025 meeting minutes. The minutes may not be read aloud if so moved and approved by the board. - Action
- 5. FINANCIAL REPORT**
  - a. Treasurer's Report/Review and accept current unaudited financial reports - The board shall review a current year-to-date financial statement of the association; schedule of revenues and expenses for both the operating and reserve accounts; a current reconciliation for both the operating and reserve accounts; the latest bank statements for all accounts of the association. - Action
- 6. MANAGER REPORT** – Discussion/Action
  - a. Communications - Townsq.io
- 7. ARC/LANDSCAPE COMMITTEE REPORT**
  - a. Architectural Reviews
  - b. Violation Enforcement – Inspections
- 8. ASSOCIATION BUSINESS**
  - a. Management Contract Renewal provided by Associa Sierra North – Discussion/Action
  - b. Investments – CD maturing June 9, 2025
- 9. OTHER BUSINESS**
  - a. Executive Session Meeting Summary Update
- 10. HOMEOWNER FORUM** - *Per NRS 116.31083(6), this period is devoted to comments from property owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which*

## Board Meeting Agenda

Page 2 of 2

*action may be taken later. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.*

**11. ANNOUNCEMENT & ADJOURNMENT** - The next tentatively scheduled Board meeting is on August 12, 2025, at 6:00 pm.

**ADDITIONAL BOARD MEETING DISCLOSURES:**

*The purpose of this notice/agenda is to inform you of the date, time, place and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded in accordance with NRS 116. Draft minutes of this meeting will be available within 30 days after the meeting date. Minutes together with other important HOA information are posted on [www.townsq.io](http://www.townsq.io). A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.*

*MINUTES: Per NRS 116.31083, only the substance of matters proposed, discussed or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks or other information to be included in the minutes of its meetings.*

*A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss CC&R violations and attorney client privilege matters.*

*EXECUTIVE SESSION: An Executive Session meeting of the board may be held prior or after the regularly scheduled board meeting (closed meeting)*