

Date: 10/31/2025

CASTLE ROCK HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE & TIME: TUESDAY, NOVEMBER 11, 2025, 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. MINUTES** – Review of the 08/12/2025 meeting minutes. The minutes may not be read aloud if so moved and approved by the board. – Action
- 4. 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.
- 5. MANAGER REPORT – Discussion/Action**
 - a. Communications – Townsq.io
 - b. Violation Enforcement – Inspections
- 6. ARC/LANDSCAPE COMMITTEE REPORT**
 - a. Architectural Reviews
- 7. ASSOCIATION BUSINESS**
 - a. Review/Discuss/Action – 2026 Draft Budget
 - b. Review/Discuss/Action – 2026 Meeting Calendar
 - c. Review/Discuss/Action – 2025-2026 Snow Removal Contract Provided by Reno Green
 - d. Review/Discuss/Action – Compliance Committee Updates
 - e. Review/Discuss/Action – Reserve Study Update Proposal Provided by Resource 1
- 8. OTHER BUSINESS**
 - a. Executive Session Meeting Summary Update
- 9. 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

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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. 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.

10. ANNOUNCEMENT & ADJOURNMENT - The next tentatively scheduled meeting is the Budget Ratification Meeting on December 2, 2025, at 10:00 a.m.

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. 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)