

NOTICE OF MEETING

An open meeting of the board of directors of Carnelian Woods will be held at

9AM, Saturday, October 26, 2024

Location: This meeting will be held **in person** at the Carnelian Woods Lodge **and virtually** via Google Meet.

See connection links below.

Online: <https://meet.google.com/pwy-ozvg-gwn>

Google Meet Smartphone App code: pwy-ozvg-gwn

Telephone: +1 904-900-0934 and enter this PIN: 303 967 020#

To view more phone numbers, see: <https://meet.google.com/tel/pwy-ozvg-gwn?hs=5>

MEETING AGENDA

A. CALL TO ORDER/ROLL CALL

- B. OPEN FORUM.** During open forum, each attendee may address the board for up to three (3) minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

***** ACTION ITEMS *****

C. REVIEW/APPROVE MEETING MINUTES

1. Review / Approve the September 24, 2024, Board of Directors Meeting minutes

D. MANAGEMENT/FACILITIES UPDATE - Nicholas

1. Review Facilities Manager New Hire
2. Review Defensible Space
3. Review Western Bat
4. Review 2022-2023 Winter Damage Claims (RMC)
5. Review Balcony Repairs
6. Review / Approve Fall Maintenance
 - a. Chimney Inspections Proposal

E. FINANCIAL REVIEW – George

1. Review/Accept current (un-audited) Financial Reports as of September 30, 2024
2. Review Reserve Fund Investments

F. NEW BUSINESS - Nicholas

1. Review / Approve Hand Snow Removal bid(s)
2. Review / Approve Workers Comp Proposal
3. Review / Approve Corporate Transparency Act Filing

G. COMMITTEES

1. Forestry - Celia
2. Bylaws Update - Larry
3. Strategic Planning – Don
 - a. Review/Approve Agan Consulting bid for Additional Entitlement Research
 - b. Review / Approve Shaw Engineering - TRPA/BMP Consultation

H. FUTURE MEETING DATES

1. Wednesday, November 20, 2024 @ 5pm Board Meeting
2. Wednesday, December 18, 2024 @ 5pm Board Meeting

I. RECESS TO CLOSED SESSION

1. Review / Approve September 24, 2024, Closed Session Minutes
2. Legal Matters
3. Delinquencies

J. ADJOURNMENT

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

A copy of the minutes or a summary of the minutes of the meeting will be provided to the unit's owners 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.