

**CARNELIAN WOODS TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING
9:00 AM, SATURDAY OCTOBER 29, 2011
CARNELIAN WOODS LODGE
AGENDA**

1. Secretary's report – Alex Lukash.
 - a. Approval of minutes for the September 17, 2011 Board Meeting.
2. Treasurers report – Dave Sullivan
 - a. Financial reports.
 - b. Dues delinquencies.
 - c. Loan information provided quarterly to Board and annually to Owners.
 - d. Funds left from loan – what to do with them?
3. Security Committee – Les Terry
4. Insurance Committee – Joe Hubachek
5. Sheriff's office – Joe Hubachek
 - a. Status of negotiations/legal action.
 - b. Plans for facility after resolution of law suit.
6. Architectural Committee – Cary Okumura
7. Government Agencies – Geoff Simcoe
8. Forestry Committee – Ruth Dworsky
9. Capital Budget – Les Terry.
 - a. Status of painting plans for 2012.
10. Project Manager's report – Les Terry (GM).
 - a. Bocce ball court – discuss plans for finding way to fund.
 - b. Rickett's shed issue
 - c. Carnelian Woods Services quarterly financial report. Expense broken into major segments – materials, labor, payroll tax, workers comp payments and, if possible the percentage of Denice's time spent with CWS activities.
 - d. Carbon Monoxide/smoke detectors. Plan and cost.
 - e. Incentive plan update on how the program worked and plans for next year.
 - f. Subject brought up at Annual Meeting regarding Owners use of Lodge involving food and drink inside. Also, revisit how the rule about reunions and other large groups not using Lodge when most of the people are not staying at the Woods is working. What has been the reaction from Owners?
 - g. Discuss Board members getting educated regarding the challenges of running the day to day activities and the challenges facing the staff.
11. Old Business
12. New Business
13. Next Board meeting – January 21, 2012 at 9:00am in the Lodge.
14. Adjourn to Executive Session