

# NOTICE OF MEETING

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

**5:00 PM on November 21, 2023**

**In Person:** Carnelian Woods Lodge

**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://tel.meet/pwy-ozvg-gwn?hs=5>

## BOARD MEETING AGENDA

1. Call to order – President
2. Roll Call/Quorum Check – Secretary
3. Approval of minutes of the October 21, 2023 annual homeowners meeting –  
Board
4. Open Forum – Homeowners (Note that board members are limited in how they  
can respond.)
5. General Manager Report
  - a. Winterization
  - b. Bat remediation
  - c. Rodent issues
6. President's Report
  - a. Executive Committee meeting with accountants
  - b. Snow Removal Contract
  - c. Vegetation Clean up Contracts
  - d. Status of GM

7. Treasurer's Report
  - a. Collections Policy development
8. Secretary's Report
  - a. Meeting Minutes
9. Committees
  - a. Forestry Committee – Celia
    - i. Credit Card for vegetation at dump
    - ii. Annual inspection
    - iii. Status of Forestry Report
  - b. Phone Committee – Carlos
  - c. Pool/Spa Committee – Carlos
  - d. Pavillion Committee – Don
10. Old Business – Board
  - a. Winter 22/23 insurance claim repairs update – Celia
  - b. Status of reserve study update – George
  - c. Balcony Inspection Contract – Don
  - d. Special assessment for reserve fund – Board
11. New Business – Board
  - a. Hot tub operating procedures and hours
12. Adjourn to Executive Session (Closed Session)
  - a. Approval of minutes for the October 24, 2023 Executive Session
  - b. Accounts receivable update – George
  - c. Staff salary adjustments
  - d. Review/renew existing staff agreements
  - e. Response to ex-office coordinator and ex-GM letters – Don
  - f. Special assessment
  - g. Board minutes style – Larry
13. Next Board Meeting – December 19, 2023

MEETING RULES: Members may not record the meeting. Members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may

# CARNELIAN WOODS



address issues during the Open Forum portion of the meeting. Members may not be present during the executive session.