

## NOTICE OF MEETING

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

**5:00 PM Tuesday, January 16, 2024**

**In Person:** This meeting will be **virtual only**. 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://tel.meet/pwy-ozvg-gmn?hs=5>

## BOARD MEETING AGENDA

1. Call to Order – President
2. Roll Call / Quorum Check - Secretary
3. Approval of minutes of the January 19, 2023 board meeting – Board
4. Open Forum – Homeowners (Note that board members are limited in how they can respond.)
5. Insurance Broker Presentation – Pacific Premier Insurance Associates
6. General Manager's Report
  - a. Winter updates
    - i. Deck Blower serviced
  - b. Staff / Hot-Tub / Lodge Hours
  - c. Woman's Sauna Update
  - d. Bats
    - i. Unit 146
    - ii. Explore Bat Houses in Undeveloped Lots

- e. Service requests
  - i. Unit 12 - bathroom remodel
- f. Vehicles
  - i. Rack Truck - Electronic Issues - Out of Service
  - ii. Flatbed - Radiator Repair - working for plow
  - iii. Red Truck - Pending Disposal
  - iv. Dave's Truck - Operational
  - v. Loader - Operational but needs repair
- 7. President's Report
  - a. President's Opening Remarks
  - b. Special Assessment ballot update - Voting ends Jan 20
  - c. Alpenhof proposal status
  - d. Conversation with McClintock regarding accounting services going forward
    - i. Information needed to close out 09/30/2022 review
  - e. Blacktop Sealing and Striping Estimates
  - f. Sunshine Cleaning Company Estimates
- 8. Vice President Report
  - a. Winter 22/23 insurance claim repairs update
    - i. Status of Total Cost Estimate
    - ii. Status of Invoices
    - iii. Anticipated Winter Work or Winter Suspension?
    - iv. What if additional damage is found?
  - b. Updates From Western Bat Specialists
    - i. History
    - ii. Warranty
    - iii. Full Inspection
    - iv. Alternative vendors?
- 9. Treasurer's Report
  - a. Accounts receivable update
  - b. Financials

- c. Security system
- d. Auto insurance policy - drivers, vote to reduce coverage
- e. Chevron credit card
- f. Pre-lien process update, additional homeowner
- g. Workman's Comp Audit

## 10. Secretary's Report

- a. Meeting minutes

## 11. Committees

- a. Pool/Spa Committee - Carlos
- b. Forestry Committee - Celia
  - i. Wood Piles Burn
- c. Phone Committee - Carlos
- d. Insurance Committee - Greg
- e. Strategic Planning Committee - Don
  - i. Purpose
  - ii. Current Projects
- f. Webmaster/Communications - George
- g. Architectural Review Committee - Jack
- h. Finance/Budget Committee

## 12. Old Business - Board

- a. CW accounts list/access - Larry

## 13. New Business - Board

- a. Homeowner exterior light upgrades
- b. Pavillion Lease Renewal
- c. Roles/Responsibilities/Authorities of Association Officers
  - i. For reference, please find the current (2003) Bylaws, Article VIII, [here](#); draft (2023) restated Bylaws, Article XI, [here](#); and CCR's. [here](#)

## 14. Adjourn to Executive Session (Closed Session)

- a. Approval of minutes for the December 19, 2023 Executive Session

## 15. Board Operations

- a. Continuation, if necessary, Roles/Responsibilities/Authorities of Association Officers
  - b. Staff issues
    - i. Senior Maintenance Technician contract status
    - ii. Other CW staff agreements/responsibilities/hours pending the hire of a GM or management firm
  - c. Status of ex-office coordinator claim
  - d. Status of ex-General Manager claim
16. Next Board Meeting - Feb 20, 2024

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 address issues during the Open Forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined. Members may not be present during the executive session.