

NOTICE OF MEETING

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

5PM, Tuesday, March 19, 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://meet.google.com/tel/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 February 20, 2024 board meeting
4. Open Forum—Homeowners (Brief questions or comments. Note that board members are limited in how they can respond.)
5. General Manager's Report
 - a. Alpenhof on-boarding/Report
 - b. E-Unify Introduction and Overview
 - c. Winter updates
 - d. Service requests
 - e. Vehicles
 - i. Status of replacement review and research on purchase options
6. President's Report
 - a. Pavillion lease renewal
 - b. Insurance Renewal Presentation

- c. Settlement of Ex-Office Manager Claim
- 7. Vice President Report
 - a. Winter 22/23 insurance claim repairs update
- 8. Treasurer's Report
 - a. Accounts receivable update
 - b. Financials
 - c. Mid-Year Budget Review/Budget & Dues Increase
- 9. Secretary's Report
 - a. Meeting minutes
 - b. Bylaw Updates
- 10. Committees
 - a. Forestry Committee
 - i. Defensible space STR permits
 - ii. Sugar Pine Planting in Burn Areas by Sugar Pine Foundation
 - b. Insurance Committee
 - i. Status of Pacific Premier exploration of new policies
 - ii. Possible emergency assessment to pay for insurance
 - c. Strategic Planning Committee
 - d. Webmaster/Communications
 - e. Architectural Review Committee
 - f. Pool/Spa Committee
 - g. Finance Committee
 - i. Start Budget Planning Process
- 11. Old Business–Board
 - a. SagePoint Real Estate Proposal \$20,000
 - Phase I
 - Secure resources to review Carnelian Woods Townhomes Homeowners Association policies pertaining to potential redevelopment rights of the Pavilion, the two clustered parcels west

of The Pavilion and all clustered parcels at the top of Silver Pine Drive.

- Obtain a site plan review and analysis to determine current TRPA site allocations, land coverage analysis and parcel map review, including updated use permits and zoning for the Pavilion.
- Deliver findings as a “state of the project” as it relates to the opportunities for development and sale of this parcel.
- Discuss and recommend potential next steps and strategy as appropriate.

12. New Business–Board

13. Adjourn to Executive Session (Closed Session)

- a. Approval of minutes for the February 20, 2024 Executive Session
- b. Staff items
 - i. Alpenhof Transition
- c. Legal Issues
 - i. Settlement of Ex-Office Manager Claim
 - ii. Demand Letter from Ex-General Manager

14. Next Board Meeting: April 16, 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.