

NOTICE OF MEETING

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

4PM, Thursday, April 17, 2025

Location: This meeting will be held **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.

C. PRESENTATION BY AGAN CONSULTING – ENTITLEMENT RESEARCH & BMP EFFORTS

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

D. REVIEW/APPROVE MEETING MINUTES

1. Review / Approve March 13, 2025, Monthly Board Meeting minutes
2. Review / Approve March 27, 2025, Special Meeting minutes

E. MANAGEMENT/FACILITIES UPDATE – Nicholas & Scott

1. Annual Unit Maintenance
2. CPO certification
3. Western Bat Specialists Annual Inspection
4. Insurance-Related Balcony Repairs (RMC)
5. Amenities
 - a. Communal Barbeque, Lodge, Deck Rental Policy – Special Project
 - b. Furniture Repair/Replacement
 - c. Pool Opening
6. Discuss / Approve Asphalt Sealing/Crack Fill
7. Review Defensible Space – North Tahoe Fire Walkthrough

F. OLD BUSINESS

1. Employee Manual Status Update – Larry
2. CC&R Revision Update – Larry
3. FPE Panel Replacement Project Update
 - a. Review / Approve Electrical Contractor Bid

G. COMMITTEES

1. Amenities Committee – Carlos
 - a. Discuss/Approve Change to Hot Tub & Lodge Hours
2. Strategic Planning – Don
 - a. BMP Scope of Work Update – RFP development
 - b. Review Strategic Priorities
3. Finance Committee – George
 - a. Accounting of Reserve Projects and Reimbursement of Operating Account

H. FUTURE MEETING DATES

1. Thursday, May 8, 2025 @ 4PM, Board Meeting
2. Thursday, June 12, 2025 @ 4PM, Board Meeting

I. RECESS TO CLOSED SESSION

1. Review / Approve March 13, 2025, Closed Session Minutes
2. Employment / Staffing Matters

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.