

NOTICE OF MEETING

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

4PM, Thursday, July 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 – Sage Point Development (Greg Traxler)

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

D. REVIEW/APPROVE MEETING MINUTES

1. Review/Approve June 12, 2025, Monthly Board Meeting Minutes

E. MANAGEMENT/FACILITIES UPDATE – Nicholas & Scott

1. Asphalt Sealing
2. Western Bat Specialists Inspections
3. Amenities Access Project

F. FINANCIAL

1. Review current (un-audited) Financial Reports as of May 31, 2025

G. OLD BUSINESS

1. Review / Approve FPE Panel Replacement Project Proposal(s)
2. Review / Approve Inspector of Elections Proposal

H. NEW BUSINESS

1. Review / Approve Roof Inspection and/or Roof Tune-Up Bid
2. Review / Approve Reserve Study Update
3. Review / Approve Legal to Update Violation Policy & Schedule of Fines

I. COMMITTEES

1. **Bylaws/CC&Rs – Larry**
 - a. Review/Approve – Additional Costs from Davis-Stirling
2. **Finance – George**
3. **Forestry – Celia**
 - a. Rake-Off Event Review
4. **Strategic Development – Don**

J. FUTURE MEETING DATES

1. Thursday, August 14, 2025 @ 4PM, Board Meeting
2. Thursday, September 11, 2025 @ 4PM, Board Meeting

K. RECESS TO CLOSED SESSION

1. Review / Approve June 12, 2025, Closed Session Minutes

L. 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.