

NOTICE OF MEETING

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

4PM, Thursday, June 12, 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 – Agan Consulting – Summary of Research & Recommendations

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

D. REVIEW/APPROVE MEETING MINUTES

1. Review/Approve May 8, 2025, Monthly Board Meeting Minutes

E. MANAGEMENT/FACILITIES UPDATE – Nicholas & Scott

1. Amenities
2. Asphalt Sealing/Crack Fill
3. Western Bat Specialists Annual Inspection (rescheduled)
4. FPE Panel Replacement Project

F. FINANCIAL

1. Delinquencies – Review/Approve to Send to Collections
 - a. APN 116-170-018-000
 - b. APN 116-170-086-000
 - c. APN 116-170-067-000

G. OLD BUSINESS

1. Review / Approve Amenities Security & Access Project Bid(s) – George

H. NEW BUSINESS

1. Elections – Review / Approve Inspector of Elections

I. COMMITTEES

1. **Strategic Development – Don**
 - a. TRPA Survey & Mapping - Review/Approve Vendor Proposal
2. **Bylaws/CC&Rs – Larry**
3. **Architectural Review**
 - a. Review / Approve ARC Requests if needed

J. FUTURE MEETING DATES

1. Thursday, July 17, 2025 @ 4PM, Board Meeting
2. Thursday, August 14, 2025 @ 4PM, Board Meeting

K. RECESS TO CLOSED SESSION

1. Review / Approve May 8, 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.