

A. CALL TO ORDER

There being proper notice of meeting, Celia Barry, presiding as Chair, duly called the meeting to order at 5:40 pm.

ROLL CALL / QUORUM CHECK

BOARD MEMBERS:

Don Adams	President	Perry Fox	Director
Celia Barry	Vice-President (Chair)	Dave Sullivan	Director
George Shaw	Treasurer (Absent)	Lindsey Pho	Director
Larry Nowels	Secretary	Carlos Sanchez	Director

INVITEES PRESENT:

Nicholas Saadi Community Association Manager (CAM), Alpenhof Management Services

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.

An open forum was held, where members were given an opportunity to address the board.

C. REVIEW / APPROVE BOARD VACANCY

The Board appointed Joost de Schuter (unit #50) to the Board to fill the vacancy left by Greg Huachek.

D. ASSESSMENT APPROVAL BALLOT

Ballots were counted by the Inspector of Elections. Results of the count:

79 ballots received (quorum achieved)

48 ballots voted YES

19 ballots voted NO

3 ballots abstained

Assessment approved.

E. FINANCIAL - IF BALLOT FAILS OR ELECTION EXTENDED

No action – Ballot did not fail.

CARNELIAN WOODS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

Held electronically via Google Meet on Thursday, September 24, 2025, at 5:30 p.m.

F. FUTURE MEETING DATES

1. Saturday, October 25, 2025 @ 9am, Board Meeting
2. Saturday, October 25, 2025 @ 11am, Annual Membership Meeting
3. Saturday, October 25, 2025 (immediately following the Annual Meeting), Special Board Meeting

G. ADJOURNMENT – The meeting was adjourned at 6:20pm.

Disclaimer: The meeting minutes, including confidential minutes or any other attached addendums, are the responsibility of the Condominium or Homeowners' Association, and it is the Board's responsibility to ensure the minutes are correct and complete prior to approving. The meeting minutes are a summary of the meeting discussion only.



October 26, 2025

Secretary

Date