

NOTICE OF MEETING

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

12PM, Wednesday, January 21, 2026

Shannon Hansen is inviting you to a scheduled Zoom meeting.

Time: Jan 21, 2026 12:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/6676766622?omn=83919366141>

Meeting ID: 667 676 6622

One tap mobile

+16694449171,,6676766622# US

+17193594580,,6676766622# US

Join instructions

<https://us06web.zoom.us/join/83919366141?signature=Wc210hXMANobHtFSZgiLhQcEvzkcEMVCiK9ibcq9lNM>

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.*

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

C. REVIEW/APPROVE MEETING MINUTES

1. Review/Approve December 17, 2025 Board Meeting Minutes

D. TREASURER REPORT-Joost

E. FACILITIES UPDATE

1. Fire Extinguisher Inspections Continue
2. Fall/Winter Inspections Suggestions
3. Security/Access System Status

F. OLD BUSINESS

1. Strategic Priorities Ranking - Don
2. Roof Inspection
3. Employee Health Benefit Update

G. NEW BUSINESS

1. Property Capability Study
2. Vote on appointing Martin Perroud of unit 3 to board to fill a vacancy until 2028
3. Approval to offer/list RUs for sale

H. COMMITTEES

1. Bylaws and CC&Rs – Larry
2. Hospitality Committee

I. RECESS TO EXECUTIVE SESSION

1. Employee Matters
2. Pavilion Lease

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, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

** California Civil Code 4925 (b) states "Any member may attend board meetings, except when the board adjourns to, or meets solely in, executive session. As specified in subdivision (b) of Section 4090, a member of the association shall be entitled to attend a teleconference meeting or the portion of a teleconference meeting that is open to members, and that meeting or portion of the meeting shall be audible to the members in a location specified in the notice of the meeting."*