



Carnelian Woods

CARNELIAN WOODS
MINUTES OF THE SPECIAL BOARD OF DIRECTORS' MEETING

Held electronically via Google Meet and in person at the Carnelian Woods Lodge
on Wednesday, February 19, 2025, at 5:00 p.m.



A. CALL TO ORDER

There being proper notice of meeting, Celia Barry, presiding as Chair, duly called the meeting to order at 5:11pm.

ROLL CALL / QUORUM CHECK

BOARD MEMBERS:

Don Adams	President – virtual	Perry Fox	Director – in person
Celia Barry	Vice-President (<i>Chair</i>) – virtual	Dave Sullivan	Director (Absent)
George Shaw	Treasurer (Absent)	Carlos Sanchez	Director – in person
Larry Nowels	Secretary – virtual	Lindsey Pho	Director (Absent)

INVITEES PRESENT (in person):

Nicholas Saadi	Community Association Manager (CAM), Alpenhof Management Services
Janessa Visnyei	Office Assistant, Alpenhof Management Services
Moriah Shilton	Homeowner, Inspector of Elections
Donna Ruby	Homeowner, Assistant to Inspector of Elections
Jason Ruby	Homeowner, Assistant to Inspector of Elections

ADDITIONAL HOMEOWNERS PRESENT (in person and virtual)

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

C. ELECTION – INSURANCE BALLOT

- Counting of ballots by Inspector of Elections** - All ballots received by the stated deadline of 5pm, Wednesday, February 19, 2025, were reviewed, opened, and tabulated by the Inspector of Elections and assistants.
- Certification of election results:**
Ballot Item 1: Insurance Options: The Inspector of Elections reported that Option Number 2, “**California Fair Plan + DIC**”, received forty-four (44) votes, and is thus the majority winner.

Ballot Item 2 of 2: Reserve Funding Options: The Inspector of Elections reported that Option Number 2, “If either California Fair Plan options wins, fund reserves additionally **\$250 per quarter**”, received forty-five (45) votes, and is thus the majority winner.

D. ADJOURNMENT - The meeting was adjourned at 7:11pm.

The complete Election Results Report is included in these minutes.

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.

Larry Nowels

Larry Nowels (Mar 18, 2025 18:12 EDT)

Mar 18, 2025

Secretary or Director

Date



CARNELIAN WOODS
Owner Insurance Choices
Election Results Report

for the election held on February 19, 2025



Ballot Item #1: Insurance Options

Number of Units	118
Quorum* Needed	50%+1 (60 ballots)
Ballots cast	80
Abstentions**	0
Voided ballots***	8

Insurance Choice:	R1 1 st -Preference Votes Received:	Result:
California Fair Plan Only (est. \$101 per quarter)	21	Not Elected
California Fair Plan + DIC (est. \$279 per quarter)	44	Elected
Full coverage + 5M Wildfire (est. \$458 per quarter)	4	Not Elected
Full coverage + 10M Wildfire (est. \$734 per quarter)	2	Not Elected
10M Coverage (est. \$1,450 per quarter)	0	Not Elected
20M Layered Coverage (est. \$1,890 per quarter)	1	Not Elected

Ranked-choice vote-counting was conducted by the Inspectors of Election as adapted from [https://ballotpedia.org/Ranked-choice voting \(RCV\)](https://ballotpedia.org/Ranked-choice_voting_(RCV)) and using tools from <https://www.rcv123.org>.

*Quorum is the percentage of eligible voters needed to conduct the election.

** Abstentions occur when members cast unvoted ballots, i.e., the ballots are blank. Abstentions count toward quorum.

***Votes on a ballot should be tabulated when the meaning is clear. Ballots should be voided when (i) the outer envelope is not signed, (ii) ballots contain more votes than permitted, or (iii) non-official ballots are substituted for those distributed to owners.

Ballot Item #2: Reserve Funding Options

Number of Units	118
Quorum* Needed	50%+1 (60 ballots)
Ballots cast	80
Abstentions**	1
Voided ballots***	8

If either California Fair Plan option wins, fund reserves additionally:	Round 1 First-Preference Votes Received	Votes redistributed after R1	Round 2 Votes Received	Votes redistributed after R2	Round 3 Votes Received	Votes redistributed after R3	Round 4 Votes Received	Result
\$0 per quarter	25	0	25	0	25	0	25	Not Elected
\$250 per quarter	27	0	27	0	27	18	45	Elected
\$500 per quarter	13	0	13	6	19	-19	0	Not Elected
\$1000 per quarter	4	2	6	-6	0	0	0	Not Elected
\$1500 per quarter	2	-2	0	0	0	0	0	Not Elected

Ranked-choice vote-counting was conducted by the Inspectors of Election as adapted from [https://ballotpedia.org/Ranked-choice_voting_\(RCV\)](https://ballotpedia.org/Ranked-choice_voting_(RCV)) and using tools from <https://www.rcv123.org>.

Due to the results of Ballot Item #1, which elected a **California Fair Plan option**, votes were not tabulated for the item, “If a **non**-California Fair Plan option wins, fund reserves additionally...” Consequently, there are no results to report on this item.

*Quorum is the percentage of eligible voters needed to conduct the election.

** Abstentions occur when members cast unvoted ballots, i.e., the ballots are blank. Abstentions count toward quorum.

***Votes on a ballot should be tabulated when the meaning is clear. Ballots should be voided when (i) the outer envelope is not signed, (ii) ballots contain more votes than permitted, or (iii) non-official ballots are substituted for those distributed to owners.

2025 02 19 CW Special Board Meeting Minutes FINAL

Final Audit Report

2025-03-18

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