

CARNELIAN WOODS



Meeting Minutes CARNELIAN WOODS

MINUTES OF THE BOARD OF DIRECTORS' MEETING

Wednesday, April 15, 2026, at 12:00 pm

A. CALL TO ORDER/ROLL CALL

There being proper notice of meeting, George Shaw, President, duly called the meeting to order at 12:00pm p.m.

ROLL CALL / QUORUM CHECK

George Shaw	President	Lindsey Pho	Vice President
Joost de Schutter	Treasurer	Don Adams	Director
Dave Sullivan	Director	Martin Perroud	Director
Larry Nowels	Secretary-Absent		

Management Present: Shannon Hansen

- 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 February 18, 2026 Meeting Minutes

RESOLVED: Dave motioned, and Joost seconded to approve the minutes from February 18, 2026. No objections, motion carried.

D. TREASURER UPDATE

1. Joost financial update confirmed the association's financials are on budget through March 2026. He also reported that the association was nearing the completion of the migration to the new accounting service setup within eUnify, which caused a delay in full financial statements, but they were expected by month's end.

E. MANAGER'S REPORT

1. Ongoing Projects were reported by Shannon to include the stair replacement project that was on hold due to sporadic winter weather. There are approximately 17 locations identified for a simple poured pad replacement, while more complex multi-step stair systems would be addressed in phases. Don expressed concern about switching from the current wood design to a more expensive steel system. George explained the need for durability, maintenance requirements, and the overall visual appeal.
2. Current tasks for association maintenance employees included raking, debris removal, tennis court preparation, and general property upkeep.

F. NEW BUSINESS

1. Federal Pacific Panel replacement project funding was discussed. This project is driven by numerous factors such as the need to replace ageing and potentially hazardous FPE panels, compliance with possible CARB requirements, and preparation for the projected January 2030 deadline when gas furnace replacements will be prohibited in California. The current estimated cost for replacement of the FPE panels for units 120-155 is upwards of \$300,000. The expectation is that the loan will be fully repaid by individual homeowner assessments.

RESOLVED: George motioned, and Don seconded to borrow up to \$300,000 as needed from the association's reserve account to fund the FPE replacement project. Vote outcome: 6 yes, 0 no, 1 absent. Motion carries.

2. The proposed next set of units for FPE panel replacement was units 1-40. The Board realized the need to begin the application process now as Liberty Utilities is experiencing a 12–18-month lag time in processing new projects.

RESOLVED: George motioned, and Joost seconded to submit the association's application with Liberty Utilities for panel replacement of units 1-40. Vote outcome: 5 yes, Don voted no, 1 absent. Motion carried.

3. Spectrum access contract proposal was presented by Shannon. She explained similar offers made to other associations for a bulk rate for internet and basic cable packages. Don requested to view a contract in full detail before making a final decision.

G. Adjournment: The meeting was adjourned at 2:34pm

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."*

Signature: Larry Nowels
Larry Nowels (May 23, 2026 10:01:57 GMT+3)

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