

CARNELIAN WOODS



Meeting Minutes

CARNELIAN WOODS **MINUTES OF THE BOARD OF DIRECTORS' MEETING** Wednesday, February 18, 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 12:06 p.m.

ROLL CALL / QUORUM CHECK

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

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.*

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

No Owner comments were made.

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

C. REVIEW/APPROVE MEETING MINUTES

1. Review/Approve January 21, 2026 Meeting Minutes
2. Review/Approve January 21, 2026 Executive Session Meeting Minutes
3. Review/Approve January 12, 2026 Emergency Meeting Minutes
4. Review/Approve December 17, 2025 Executive Session Meeting Minutes

RESOLVED: Don Adams motioned, and Larry Nowels seconded to approve the Emergency Minutes from January 12, 2026, both sets of minutes from January 21, 2026 and minutes from December 17, 2025 Executive Session. No objections, motion carried.

D. TREASURER UPDATE

1. Joost presented a revised budget reflecting significant changes since the start of the fiscal year which improved the bottom line to \$163,000 from \$86,000. Three major changes were noted: payroll changes, positive insurance outlook and an increase in professional services.

RESOLVED: Lindsey motioned, and Don seconded to approve the updated budget as presented. The motion carried unanimously.

E. MANAGER'S REPORT

1. Fall/Winter Inspections roadblocks were reported on by Shannon. Rental Agencies and owners with STR are particularly resistant in allowing CW or Hmmco employees to enter their units, even with many emailed notices of intent to enter and perform the inspections that are required by

the governing documents.

2. Lindsey recommended a \$50 fee for re-inspections when owners do not provide access with a missing or non-working key, refusal, or rental schedule.

RESOLVED: The Board of Directors unanimously resolved to allow a \$50 fee for re-inspections to be charged.

3. Shannon reminded the association that communication sent to owners is from the Board of Directors in accordance with Carnelian Woods' Governing Documents. The CCRs, Bylaws, and Rules and Regulations are documents owners agree to abide by when they purchase a unit. Management and the Board are not obligated to communicate with long- or short-term renters, or any rental agencies. Owners are required to pass along any pertinent information to their renters and/or agents.

F. OLD BUSINESS

1. George provided an update on the roof inspections, noting that Imetco inspected the roofs and recommended the association start replacing roofs as soon as possible. The estimated costs range from \$250,000 to \$500,000 per building block and the current reserves for 2036 have approximately \$3.5 million allocated.
2. No significant updates to the RU sales as the lots are still going through the verification process.

G. COMMITTEES

1. Larry updated the Board on the CC&Rs and Bylaw revision process. There have been no new comments received from board members on the committee's recommendations. Larry reported the attorney requested all comments and questions in one document.

RESOLVED: Don motioned, and George seconded to endorse the committee's recommendations. The motion passed unanimously.

H. ADJOURNMENT: The meeting was adjourned at 12:59 pm