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# CARNELIAN WOODS



## Meeting Minutes

### CARNELIAN WOODS

#### MINUTES OF THE BOARD OF DIRECTORS' MEETING

4pm, Tuesday, May 5, 2026

#### A. CALL TO ORDER/ROLL CALL/Introduction of Legal Counsel

There being proper notice of meeting, George Shaw, President, duly called the meeting to order at 4:06 p.m.

##### ROLL CALL / QUORUM CHECK

George Shaw President  
Joost de Schutter Treasurer  
Larry Nowels Secretary

Lindsey Pho Vice President  
Don Adams Director  
Martin Perroud Director

Management Present: Shannon Hansen

Legal Counsel: Brian Handly of Porter Simon

B. **This is an informational Meeting** regarding the Federal Pacific Electric (FPE) panel replacements, specifically focused on 120-155 as of meeting date. No Board decisions or votes were made. Comments from legal counsel were to be considered general in nature and in no way to be perceived as individual legal advice.

- George addressed membership in attendance on numerous reasons the association must replace and update the electric panels on property. It has been established that the association's master policy fire insurance carrier could issue a 30-day correction notice if FPE panels were discovered during an inspection which would be impossible considering Liberty Utilities has a 12+ month lead time for infrastructure upgrades.
- Legal opinion confirms the FPE panels are common area responsibility due to the current CC&R interpretation. New CC&Rs are being finalized to clarify the utility responsibility.
- Estimated cost is approximately \$300,000 + per phase, but actual costs will not be known until first phase completion. The Board discussed funding options including a 20% dues increase over 3 years or a one-time special assessment. The Board will consider surveying membership on a funding preference.

C. **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.

- Several homeowners commented during the open forum portion of the meeting and expressed their concerns, experiences, and thanks to the Board for putting this plan in motion.

D. **ADJOURNMENT-** Meeting was adjourned at 5:03pm






# 26 05 05 Approved Minutes

Final Audit Report

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