

NOTICE OF ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting of Carnelian Woods will be held at

10 AM, Saturday, October 24, 2026

Location: This meeting will be held **in person** at the Carnelian Woods Lodge **and virtually** via ZOOM.

Join Zoom Meeting

<https://us06web.zoom.us/j/6676766622?pwd=BcQOpKMdbi7pGvZqnG1vBT02qTJ17O.1&omn=85407667525>

Meeting ID: 667 676 6622

Passcode: 5100

One tap mobile

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MEETING AGENDA

A. ROLL CALL

B. CALL TO ORDER

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.*

D. PRESIDENTIAL ANNOUNCEMENTS – Report to Membership

E. FINANCIAL REVIEW – Board Treasurer to Review Status of Association Financials

F. COMMITTEE REPORTS

1. Historical Finances
2. Insurance, CFP requirements, Mercury Insurance, Tahoe Fund pilot project
3. Amenities/Hospitality
4. Forestry
5. Strategic Planning: RUU sales, land capabilities, topo maps, longer term items
6. Architectural Review Committee (ARC)
7. Bylaws Update: New CC&Rs, bylaws, and rules

G. MANAGER REPORT

1. Shannon Hansen, Hansen Management & Maintenance

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

G. REVIEW/APPROVE 2024 ANNUAL MEETING MINUTES

- a. Review / Approve the October 25, 2025, Annual Meeting minutes

H. NEW BUSINESS

I. 2026 ANNUAL MEETING DATE and Proposed 2027 Board of Directors Meetings

- a. ANNUAL MEETING Saturday, October 23, 2027
- b. BOD Meetings: 1/21, 4/22, 7/22, 10/23 following Annual Meeting

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.