

CARNELIAN WOODS



Approved Meeting Minutes

CARNELIAN WOODS **MINUTES OF THE BOARD OF DIRECTORS' MEETING** **10am, Wednesday, August 27, 2026**

A. CALL TO ORDER/ROLL CALL

There being proper notice of meeting, George Shaw, President, duly called the meeting to order at 10:06 a.m.

ROLL CALL / QUORUM CHECK

George Shaw - President
Joost de Schutter - Treasurer
Larry Nowels - Secretary
Dave Sullivan Director – ABSENT

Lindsey Pho Vice President - ABSENT
Don Adams - Director
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.

- No homeowner comments were made

C. Review/Approve Meeting Minutes from July 17, 2026 Emergency Board Meeting

RESOLVED: Don motioned, and Larry seconded to approve the Emergency Board Meeting Minutes from 7/17/26. The motion carried unanimously.

D. PROPOSED GOVERNING DOCUMENTS and POTENTIAL SALE OF RUUs

RESOLVED: Don motioned, and Joost seconded to postpone the opening and tabulation of the secret ballots for the proposed measures until a meeting to be scheduled on 9/24/26, at which time the Inspector of Elections will open and tabulate the ballots in accordance with the Association's election rules and applicable California law. Motion carried with a vote of 5-0 with two directors absent.

E. Partnership Grandfathering Resolution

- Larry presented a concern raised by Unit 141, a partnership of 8–10 owners operating for 46 years in a manner similar to the timeshare definition in the new governing documents. Legal counsel recommended passing a board resolution to grandfather the partnership of unit 141, rather than writing it into the governing documents.

RESOLVED: Larry Motioned, and George seconded to grandfather Unit 141's partnership arrangement under the new governing documents when they pass. Motion passed 4-1 with 2 absent directors.

F. TREASURER REPORT

- Joost presented the June year to date financials as prepared by McClintock Accountancy.
- George emphasized that the Browning Reserve Study, a third-party professional agency, was delayed in getting the report back to the association but the delay was not material to the budget process as major capital expenditures are already known and accounted for.
- The 2026-2027 Fiscal Year Budget, with a 20% increase in quarterly assessments, was proposed. Items discussed were the rise in Insurance premiums, which are expected to rise from \$271K to \$308K, a 14% increase. A new \$60K line item has been added for defensible space and tree removal work. The Common Area Utilities are budgeted with a 5% increase to \$94.5K for FY 26/27. The fee for a comprehensive contract with Hansen Management & Maintenance Co was approved. A more detailed scope of work exhibit will be presented.

RESOLVED: Don motioned, and Larry seconded to approve the FY26/27 budget as presented by the Treasurer. The approved Budget Packet will be sent to all owners by August 31, 2026. Motion carried with a vote of 5-0 with two directors absent.

G. Shannon gave the Board and Members present a facilities update.

- The sewer line repair between the pool and lodge was well under way expected to be finished by the first week of September.
- Western Bat had started their inspection and remediation of the property. Homeowners are instructed to call Hansen's office with bat reports so they can relay the information to Western Bat.
- Paver repairs have been made by the lodge and pool areas.
- The Lodge windows and interior were professionally cleaned.

H. Old Business

- Electrical Service Entrance Equipment: George moved that the Board resolve to eliminate the ambiguity about HOA vs. owner responsibility for service entrance equipment by clarifying the equipment is HOA common area and therefore is the HOA's responsibility to maintain. Motion died due to the lack of a second.
- Unit Entry Stair Replacement Design: The board discussed a proposal for replacing unit entry stairs, which was submitted by Jack (committee member) the morning of the meeting.

RESOLVED: Don motioned, and Joost seconded to table the item back to the Architectural Control Committee for reevaluation. Motion carried with a vote 4-1 and 2 absent directors.

I. New Business

- Tree Removal Bids: Shannon had Tree Mechanic, an historic vendor for Carnelian Woods, walk the property with Hmmco employees to verify trees requiring removal per CFP inspection. Tree Mechanic agreed to honor the 2025 price of \$2,000 per tree.

RESOLVED: George motioned, and Larry seconded to approve a budget of up to \$150,000 for tree removal from the operating budget. Motion carried with a vote of 5-0 with 2 absent Directors.

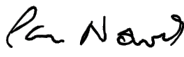
- HMMCo Full Contract: Shannon presented the scope of the proposed Hansen Management full-service contract, which would replace direct HOA employment of maintenance staff. Hansen Management will provide a maintenance supervisor and two full-time employees dedicated to Carnelian Woods. Services include certified pool operations, snow removal (using Hansen's certified heavy machinery operators), irrigation winterization/de-winterization, bat/critter first-response, winterization of lodge and units, spring and summer grounds cleanup, lawn maintenance. Larry asked about a mechanism for homeowners to contact on-site staff directly; Shannon preferred all communications go through her to maintain oversight and avoid past issues with blurred lines of responsibility. Don noted the board still needs to review the revised contract terms before moving forward.
- Sierra Rainbow Painting Bids: Shannon reported that the bid for SB326 painting to satisfy requirements listed in the report was \$29, 143 and the bid to paint the weathered handrails on property was \$6,042.71.

RESOLVED: Don moved, and Larry seconded to approve the SB326 bid only and to move the handrail painting to Hmmco new contract. Motion passed with a vote of 5-0 and 2 directors absent.

J. Recess to Executive Session: The Board excused non-Board members from the meeting to meet in in Executive Session.

- Employment/Staffing Matters
- Pavillion Lease

K. Adjournment: The meeting was adjourned at 11:57 am

Signed by:

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Larry Nowels

HOA Secretary

10/6/2026