

CARNELIAN WOODS



Approved Meeting Minutes

CARNELIAN WOODS **MINUTES OF THE BOARD OF DIRECTORS' MEETING** 2pm, Tuesday, May 19, 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 2:06 p.m.

ROLL CALL / QUORUM CHECK

George Shaw - President

Joost de Schutter - Treasurer

Larry Nowels - Secretary

Dave Sullivan – Director

Lindsey Pho - Vice President

Don Adams - Director

Martin Perroud - Director

Management Present: Shannon Hansen

- A. 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.

- A homeowner commented to inquire about the HOA installing locks on the dumpsters. The owner had witnessed contractors from outside CW dump their construction garbage in the dumpsters illegally many times.

B. REVIEW/APPROVE MEETING MINUTES

1. Review/Approve April 15, 2026 Meeting Minutes

RESOLVED: Larry motioned, and Martin seconded to approve the minutes from 4/15/26. The motion carried unanimously.

2. Review/Approve May 5, 2026 Meeting Minutes

RESOLVED: Larry motioned, and Martin seconded to approve the minutes from 5/5/26. The motion carried unanimously.

C. TREASURER UPDATE

1. Joost-Financial Update

- Joost reported the operating expenses were \$90K below budget and Insurance premiums came in better than expected. With a small winter the snow removal contract wasn't as costly as years prior either. The departure of an employee saved on payroll expenses as well.

D. MANAGER'S REPORT

1. Spring Clean Up

- Hmmco parked their company dump trailer on property and scheduled a raking crew of 3-4 employees for as many days as Hmmco schedule would allow. George contacted Aspen

Grove Landscaping to perform the SEZ clean up.

2. Stair removal/updates

- George presented a list of 17 units that can have one stair removed and a concrete pad poured once the weather is warm enough to cure concrete properly.

3. Pool Opening

- The HOA's pool cleaning machine is inoperable and was sent to Sacramento via Albert and a company truck for repair. Hmmco will provide the proper pool cleaning equipment and staff so the association's pool can open on schedule.

E. OLD BUSINESS

1. Governing Documents update

- Larry worked tirelessly to finalize the work on a new set of governing documents with the attorneys at Adam Stirling. The Association was advised to hold a town hall meeting to introduce the changes to homeowners prior to the secret ballot process. The attorney will create the cover letter and official ballot.

RESOLVED: Larry motioned, and Dave seconded to approve the draft bylaws and CC&R documents as prepared by Adam Stirling's office. A unanimous vote carried the motion.

2. Sale of R/U entitlements

- Don worked with Sage Point Agency to act as the association's sale agent with a 4% commission on the net to offer up to 50% of the associations building rights to the undeveloped lots owned by Carnelian Woods for sale. These are building rights only and no construction will happen on site. The rights will be transferred to a developer building outside Carnelian Woods' property.

RESOLVED: Larry moves, and Don seconded to approve the Sage Point contract and to approve a ballot measure of releasing up to 50% of the available building rights for sale to an offsite developer be added to the governing documents ballot. The motion was approved unanimously.

F. NEW BUSINESS

1. Dumpster Locks

- Shannon reported the garbage service offers their own locks for \$65 per lock/per dumpster. With 10 on-site dumpsters that would cost the association \$650/month. Alternatively, the HOA could install their own lock as long as an HOA employee removed the locks every Friday morning prior to trash collection.

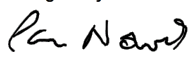
2. ARC recommendation for unit #144 windows/skylight

- The ARC recommended the BOD approve the submission as presented. The proposed window addition is consistent with the previous approved work on units within Carnelian Woods and is recommended for board approval. Proposed window does not create any privacy issues.

RESOLVED: Dave motioned, and Larry seconded to approve the request submitted by #144 and follow the ARC's recommendation. The vote was 6 ayes and 1 abstention. The motion carried.

G. RECESS TO CLOSED SESSION: The Board excused non-board members from the meeting to meet in Executive Session.

1. Employee/ Staffing
2. Card Printing Vendor Invoice

Signed by:

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Larry Nowels

H. Adjournment: The meeting was adjourned at 3:45pm

HOA Secretary

10/6/2026