

**HACIENDA CARMEL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
1000 HACIENDA CARMEL, CARMEL CA 93923
THURSDAY – SEPTEMBER 24, 2026**

8:30 AM - EXECUTIVE SESSION (DURR ROOM)

- I. Call to Order
- II. General Announcements and Agenda Modifications
- III. Consent Calendar – Executive Session and Closed Finance Committee Minutes
- IV. Legal Matters & Litigation
- V. Assessment / Collection Matters
- VI. Member Discipline
- VII. Third Party Contracts
- VIII. Personnel Matters
- IX. Executive Correspondence
- X. Next Executive Session Meeting – October 22, 2026 at 8:30 AM
- XI. Adjournment

10:30 AM - OPEN SESSION BOARD MEETING (CASA FIESTA)

- I. Call to Order
- II. Agenda Additions or Modifications
- III. **Member Comment Period (Homeowner Forum #1)**
Comments pertaining to items on this agenda only. Speakers are asked to limit their comments to not more than three (3) minutes.
- IV. Consent Calendar
 - A. Open Session Board Minutes – August 27, 2026
 - B. Special Open Session Meeting Minutes – September 2, 2026
 - C. Architectural Committee Minutes – September 9, 2026
 - D. Events & Entertainment Committee Minutes – September 2, 2026
 - E. Finance Committee Minutes - August 20, 2026 and September 20, 2026
 - F. August 2026 Financial Statements
- V. Board and Management Reports
 - A. President's Report - Sara Harnish, President
 1. Executive Session Disclosure
 2. Board Action Items
 3. Member Correspondence
 4. Additional Information Items

- B. Treasurer's Report - Holly Carlin, Treasurer
 - 1. Review of Reserve Fund Expenditures – August 2026
 - 2. Financial Statement Report – August 2026
 - 3. Additional Information Items
- C. Management Report – Christine Hulka
 - 1. Projects and Work in Progress
 - 2. Additional Information Items
- VI. Committee Reports and Recommendations
 - A. Architectural Review Committee Report - Karen Jefferies, Chair
 - Unit 6 – Front Door Variance
 - Proposed Patio Sunshade Rules
 - B. Events & Entertainment Committee Report - Flossie Stowell and Michael Zarefsky, Co-Chairs
 - C. Finance Committee Report - Fran Baca, Chair
 - D. Facilities & Infrastructure Committee - Sam Parsons, Chair
- VII. Unfinished and Ongoing Business
 - A. Crosswalk / Red Curb Safety / Speed Limits
 - B. Landscape Plan Implementation – Revised Vegetation Management Policy
 - C. Dog Park Shade Structure
- VIII. New Business
 - A. 2027 Draft Operating Budget and Reserve Study
 - B. Certification of Previously Approved 2024 and 2025 Bylaw Amendments
 - C. Collection and Delinquency Policy
 - D. Enforcement and Fining Policy
 - E. Appointment of 401(k) Plan Trustees
 - F. Employee Parking
- IX. **Member Comment Period (Homeowner Forum #2)**
Open comment period for Members of the Association on any Association related topic. Speakers are asked to limit their comments to not more than three (3) minutes.
- X. Next Open Session Meeting Date – October 22, 2026
- XI. Adjournment

BOARD MEETING PROTOCOL & RULES OF CONDUCT

- ***No audio or video recording of this meeting is allowed.***
- ***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 Member Comment portion of the meeting.***
- ***Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. Attendees who become disruptive may be expelled from the meeting and be subject to a monetary fine in accordance with the governing documents of the Hacienda Carmel Community Association.***