

**HACIENDA CARMEL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDAS
1000 HACIENDA CARMEL, CARMEL CA 93923**

✓ **MONDAY – OCTOBER 19, 2026 (COMPLETED 10/19/2026)**

9:00 AM - EXECUTIVE SESSION (DURR ROOM)

- I. Call to Order
 - II. Personnel Matters
 - III. Adjournment
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➤ **THURSDAY – OCTOBER 22, 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 Regular Executive Session Meeting – November 19, 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 – September 24, 2026
 - B. Architectural Committee Minutes – October 14, 2026
 - C. Events & Entertainment Committee Minutes – October 6, 2026
 - D. Facilities & Infrastructure Committee Minutes – July 17, September 14 and October 8, 2026
 - E. Finance Committee Minutes – October 15, 2026
 - F. Ratification of New Occupancy Applications
 - G. Removal of 2 Dead Pine Trees
 - H. Concrete Walkway Removal and Replacement
 - I. September 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 – September 2026
 - 2. Financial Statement Report – September 2026
 - 3. Additional Information Items
 - C. **Management Reports** – Catherine Robinette & 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
 - 1. Proposed Patio Sunshade Rules – Board Discussion and Direction
 - B. **Events & Entertainment Committee Report** - Flossie Stowell and Michael Zarefsky, Co-Chairs
 - C. **Finance Committee Report** – Holly Carlin for Fran Baca, Chair
 - D. **Facilities & Infrastructure Committee Report** – Art Sutton for Sam Parsons, Chair
 - VII. **Unfinished and Ongoing Business**
 - A. Crosswalk Safety, Red Curb Markings, Speed Limits and Traffic Calming
 - B. Dog Park Shade Structure
 - C. Employee Parking – Clubhouse Parking Spaces
 - D. Collection and Delinquency Policy – Member Comments and Board Consideration
 - VIII. **New Business**
 - A. Pool Temperature – Resident Request for Adjustment
 - 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 Regular Open Session Meeting Date – November 19, 2026**
 - XI. **Adjournment**
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➤ **MONDAY – OCTOBER 26, 2026**

9:00 AM - OPEN SESSION BOARD & FINANCE COMMITTEE 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. **FY 2027 Budget – Joint Board and Finance Committee Meeting**
 - V. **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.
 - VI. **Adjournment**
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➤ **THURSDAY – OCTOBER 29, 2026 (ADDED 10/20/2026)**
9:00 AM - EXECUTIVE SESSION (DURR ROOM)

- I. Call to Order
- II. Personnel Matters
- III. Adjournment

BOARD MEETING PROTOCOL & RULES OF CONDUCT

- No audio or video recording of the 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.