

**Carlin Bay Property Owners Association (CBPOA)  
Board of Directors (BoD) Meeting  
EastSide Fire District (ESFD) New Fire Station Hwy 97  
15 Dec 2025 1230 – 1430 PT**

BoD Call To Order

CBPOA President Summary and BoD Remarks

- Last 30 Day Summary
- Next 30 Day Summary

Committee Reports

- ARLC (Chris Cozad)
  - o Committee Update
  - o Review of CBPOA ARLC Project Status Sheet including Key / Hot Topics for BoD Information or Action
- Water / Water Project (Robert Johnston / Dave Banks)
  - o Water Committee (Robert Johnston)
    - Water Contractor transition plan of action and milestones (POA&M) – See Attached (to be provided before BoD meeting)
  - o Water Project (Dave Banks)
    - Update on status of 10% / 5% holdback from DEQ
    - Major elements of water project left to go summary
- Waste Water (Jerry Sebby)
  - o Committee Update.
- Roads (Kevin Cozad)
  - o Committee Update
- Marina – Beach (Chairman - TBD)
  - o NSTR
- Airports (Tim Zilka)
  - o NSTR
- Fire Safety Committee (Ross Fetter)
  - o Committee Update
- IT Committee (Ben Crosby / Robert Johnston)

- o Committee Update
  - o Video Tool Familiarization
- Treasurer (Debbie Eason)
  - o Financial Update (Debbie Eason / Robert Johnston)
  - o Budget Update (Debbie Eason / Robert Johnston)
  - o Finance Committee Update (Ross Fetter)
- General CBPOA Infrastructure, Services and Support (Ginger Jacobsen and Robert Johnston)
  - o Procurement Update (Denise and Robert Johnston)
  - o Policies, Processes and Procedures Committee Update (Ginger Jacobsen Chairperson).
  - o CBPOA Records Management Update (Denise Johnston)

*New / Other BoD Business Topics (BoD)*

- TBD

*Homeowner Comments / Q&A*

- TBD

*Summary of Action Items*

*Closing Remarks and Adjournment*

## Target BoD Timeline

Agenda Topic	Time Frame
Opening Remarks and Welcome	2
BoD Call To Order	1
<i>CBPOA President Summary and BoD Remarks</i>	5
Committee Reports	0
ARC	10
Fresh Water / Water Project (DEQ)	5
Waste Water	5
Roads	5
Marina - Beach	1
Airports	1
Fire Safety	5
IT	10
Treasurer	10
General CBPOA Infrastructure, Services and Support	10
New / Other Business BoD Topics	5
Homeowner Comments / Q&A	5
Summary of Action Items	5
Closing Remarks and Adjournment	1
Meeting Reserve	34
Meeting Plan	120