

# Garden Homes at Charbonneau Greens Townhouse Association

## Annual Board Meeting of June 23,2015

Board Members Present: Tere Bippes, Gene Harp, Larry Walker,  
Richard Martens, Musa Wolcott

2014 Minutes were read

Treasure Report, Larry Walker:

We are in good shape. Assets and savings up a bit..The budget is working. We are doing a good job at maintaining costs

Architecture Report, Gene Harp

There were five architectural requests this year. Painting will be done in a year and a half. Homeowners are responsible for removing moss from roofs and any other exterior surfaces.

Landscape Report, Richard Martens:

Reworked the circles, signage at the circles, reworked the corners of Boones Bend and French Prairie and the pool entrance. Pruned some of the large trees and will continue in the fall. Will get volunteers to help prune smaller shrubbery. Want to budget one significant landscaping project for each year. Dealing with algae clogging sprinkler heads. Looking into getting more efficient sprinkler heads.

Pool Report, Kenton Wolfe:

A lot of maintenance work has been done on the pool house, at little cost, by volunteers.

Welcome Report, Jill Goodness/Nathalie Talbot:

They have welcomed new neighbors. They want to update the manual.

Disaster Report, Musa Wolcott/Nancy Whitmer:

Continuing to help the neighbors prepare for a major disaster.

Tere Bippies reelected as president, Musa Wolcott was elected as Secretary.

HOA elected to pass on a CPA doing an expensive annual audit of the books. In the future we may have a bookkeeper look at the books, making sure we are doing things correctly.

Unfinished Business, Tere Bippes:

We are in process of looking into updating our homeowner policies. Gene is working to make sure they are current, relevant. More about that later.

New Business:

There was a discussion about the new 'no walking' policy on the golf course. People are not happy.

Larry read the resolution regarding excess income that is required reading at each annual meeting.

Tere brought us up to date on all the improvements that have been done in the neighborhood:

Gene Harp put a lot of time getting our concrete driveways repaired, resurfacing and striping the parking areas, power washed curbs.

Richard Martens working hard on the landscaping. We now have annuals for the first time.

Kenton Wolfe and pruned the trees and shrubs. Taking good care of the pool.

Madge Sempert and Jill Goodness put on a great pool party as they have for the last several years. They are ready to pass the baton.

Tuesday, July 28th is the next board meeting.

Adjournment

Respectfully submitted, Musa Wolcott