

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting January 26, 2016

Officers present:

~Tere Bippes, Richard Martens, Gene Harp, Musa Wolcott

Tere Bippes:

~ 2016 budget is approved, dues increased by 4% from \$172. to \$179. a month. From the reserves \$30,000. will be spent this year on concrete paving..Plan B, irrigation, renovation and tree maintenance. No bark dust this year, instead that amount will be saved for the painting project in 2017.

Larry Walker, Treasury Report:

~ Larry is in Hawaii, Richard covered the treasurer's report. We have a surplus of \$4700. from last year, and the reserves are \$44,000 better than projected.

Gene Harp, Architecture:

~ No requests from new residents on making changes. Planning future meetings for the 2017 house painting project, working on a calendar, and a to do list.

Richard Martens, Landscaping:

~ Show Place completed new landscaping on Del Monte. The bed clean up for the whole neighborhood is completed. Showplace will be keeping the beds clean throughout the year.

~The board approved the proposal for projected landscaping. Most in need is both corners of Del Monte, and northward on French Prairie, past the Batte's residence.

~ Larry Shadle is interested in having a unit of bark chips delivered. It will be used to cover bare tree roots in the common area on Cypress. Volunteers would do the work.

Nathalie Talbot, Katie Howe, Welcome:

~Tere reported that we now have two new families. Jim and Linda Russell from Phoenix, Oregon. Ronald Schumacher and Susan Hyder have not yet moved in.

Musa Wolcott,, Disaster Preparedness:

~ A captains meeting was held, pushing awareness to get the under the bed box, and the 2 week supply of food and water in place.

Old Business:

~ Parking variance process is in place. Personal car, or guest car parking requests must be emailed Gene, who will email back approval. A 3x5 card will be put on the dash to identify the car, and how long they plan to be there.

Next board meeting Tuesday, March 22, 2016

~ Meeting adjourned

Respectfully submitted,
Musa Wolcott

Tere is concerned about Joyce Bailey, an absentee owner, who occasionally pays a lump sum of dues, including the \$25. late fee. Presently she owes \$1500. plus the payment for the State Farm bill. A letter has been sent advising her that a lean can be put on her house. Tere wants a letter sent telling her to pay in full by a certain date..and keep all future payments up to date..or a lean will definitely be put on her house.

The board agreed.