

# **Garden Homes at Charbonneau Greens Townhouse Association**

## **Board Meeting, Tuesday, April 26, 2016**

### **Officers present:**

Tere Bippes, Larry Walker, Richard Martens, Gene Harp, Musa Wolcott

### **~ Larry Walker, Treasury Report:**

Because we have spent most of our budgeted landscaping money for the year on improvements, we are a little over budget. Larry assures us it is nothing to worry about, it will average out during the year

### **~ Gene Harp, Architecture:**

We voted to spend \$300. for an inspector to look at our houses and provide each homeowner a list of repairs that need to be addressed before the 2017 painting of our houses.

### **~ Richard Martens, Landscaping:**

Showplace will be testing, repairing the sprinkler system in about 2 weeks. A larger, self cleaning, water filter has been installed. Showplace will be putting river rock around the base of the trees surrounding Cypress Circle and at the same time will deliver a load of bark dust for residents to distribute as they prefer. They will also be doing some aeration of the lawn areas including sanding of the lawn near the pool. ...in an attempt to see if we can improve drainage and turf health.

### **~ Kenton and MaryWolfe, Pool:**

Pool maintenance continued through the winter and spring. Pool will open prior to Memorial Day depending on the weather...and help. Pool house roof has been repaired, equipment checked.

The bookkeeper had the pool license so it is now properly posted inside the pool house.

**~ Nathalie Talbot, Katie Howe, Welcome:**

Nathalie has been working on getting a Charbonneau Greens website set up. The website would provide current information for the homeowners, replacing the binders which are difficult to keep up to date. We will decide at the May meeting.

**~ Musa Wolcott,, Disaster Preparedness:**

Sandy Batte and Musa will attend a May meeting being held at the CCC on Disaster Preparedness.

**~New Business:**

Madge Sempert and Steven Bushman have a problem with tree roots lifting the driveway concrete.

This is not a unique situation. The board plans to study the issue and develop a policy to help solve the question of who is responsible for repairing this type of damage. We will also consult with an arborist for advice on how to manage the problem with the maturing trees.

Carole Burnside reminded us that if a homeowner has a problem that they think might be covered by our HOA insurance, not to call the 1-800 number. Call Jay Puppo directly. Otherwise a claim is automatically filed and our insurance rates could needlessly, go up.

Our Annual Meeting will be held May 24, 2016.  
Richard Marten's term is up.

Respectfully submitted,  
Musa Wolcott