

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting, April 25, 2017

Officers present:

~ Larry Walker, Richard Martens, Musa Wolcott

Because only three board members were present, no business could be conducted.

~ Larry Walker, Treasury Report:

We are in very good shape. After the painting bills have been paid we will still have in reserves, \$100,000.

~ Richard Martens, Landscaping:

Because of the continuing rain, not much can be done with landscaping.

Because we are not happy with Showplace, It is suggested that Pacific Landscaping, and Showplace, be asked to present an overall plan at our Annual Meeting.

There are four areas that are most in need of attention:

- ~ Bogs
- ~ Dead trees and bushes need to be removed
- ~ The trimming of existing plants
- ~ Soil amendment

~ Nathalie Talbot, Katie Howe, Welcome:

Nathalie introduced a new homeowner, Carole Oliver.

~ Sandy Batte, Disaster Preparedness:

Our homes are not sufficiently bolted down to withstand a substantial earthquake. An individual house of 1700 Sq. Ft. can be retrofitted for a price of \$5700. Doing the whole building at once would be cheaper because the interior walls would not need to be bolted.

Oregon State's geology department says that we are at zero risk for landslide, liquefaction and lateral spreading because our homes were not build on significant fill.

We have earthquake coverage for the replacement cost of the building. One building is valued at about \$835,000. The deductible is 10% of that amount and not divided equally between the three units. If the tree falls on only one unit, that homeowner pays the entire deductible.

The homeowner is responsible for everything within the inside walls.

~ Carole Burnside, Nominating committee:

It is difficult getting homeowners to commit to being on the board.

- Mary Wolfe volunteered to be on the ballot if the meetings can be on Wednesday.

Ways that serving on the board could be more attractive:

- Hold the HOA meeting every other month. If circumstances require, special meetings could be held in between.
- Combining the Landscaping and Architecture committees so that a potential board member would not automatically have a daunting responsibility.
- Suggested members for the combined committee chaired by Richard Marten are: Steven Bushman, Larry Walker, Kenton Wolfe, Larry Shadle, Gene Hoge.

~ New Business:

There was a discussion about who is responsible for the upkeep of a wall belonging to one neighbor but facing the living space of the person next door.

One homeowner complained about the house colors chosen to paint our homes and wanted to keep the present color of her house. It was declined.

The Annual Meeting will be held sometime in June.

Meeting Adjourned

Respectfully submitted,
Musa Wolcott