

# Garden Homes at Charbonneau Greens Townhouse Association

24 August, 2017

## Board Meeting:

~ **Tere Bippes, President:**

~ Tere called the meeting to order.

Officers present:

~ Tere Bippes, Leslie Walker, Richard Martens, Musa Wolcott

~ **Treasurer:**

**Tere Bippes** reported for Mary Wolfe who was away. We are in very good financial shape, \$30,000 in checking, \$99,000 in reserves. We are well within budget, this month spending more on landscape but, less in other areas.

~ **Richard Martens, Landscaping/Architecture:**

- ~ We are running the sprinklers during the day which makes it easier to locate problems. Presently on a 6 day cycle.
- ~ The filter is not functioning as well as hoped and may need to be replaced.
- ~ Request to remind the HOA to put trimmings early on Wednesday in reusable containers or paper bags.
- ~ We will be doing major pruning and trimming. The stump grinding will continue.
- ~ **Steven Bushman** is the parking representative.
- ~ The mole traps are working.
- ~ Working on new landscaping request form for website.
- ~ The golf club is thinking about consolidation the landscaping and having their crews maintain all of Charbonneau.
- ~ Copies of the Reserve Study will be emailed to the HOA.
- ~ **Larry Walker** is continuing to work on the Q and A for the website.
- ~ **Larry Shadle** will prepare a Landscape Committee description to be sent to the HOA.

~ Cans of the new paint colors are in the pool house, but correct corresponding house/paint colors is not yet properly synced. **Leslie Walker** volunteered to help Larry sort things out.

~ **Mark Conrad (503 639 9550)** is taking care of repairing the brick pillars, at owners expense.

~ Friday, September 1 the pool area is being painted and it will be off limits. September 2 the pool will be open again.

### ~ **Sandy Batte, Disaster Preparedness:**

~ A bi-annual pod captain's meeting was held at **Nan Moon's** home.

~ Pod captains will be asking residents to provide the first name and phone number of a contact person living east of the Cascades. Information will be held confidential.

~ We will be gearing up for the annual Great Shakeout, a statewide event set for 10:19 on 10/19/20. CCC will be using us as a model to help them form a template for the whole community.

~ A request was made to purchase a 2 way radio. It will be less than \$100. Short wave people good at networking.

**Richard Marten** made a motion to buy one, **Leslie Walker** seconded. The motion passed.

~ A motion looking to review our HOA insurance deductible is tabled until the next meeting.

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

~ Two dwellings have new owners who have not yet moved in.

~ The Pool Party was a great success. 43 people attended, each paying \$12.95. This year the committee asked for an extra \$290 because of insufficient food last year.

~ Nathalie thanked everyone for the help.

~ **Nathalie Talbot** is retiring from the chairmanship.

## ~ Old Business:

~ **Richard Martens** made a motion to allow the trim around doors and windows to be painted the same trim color of the home. Labor and paint will be at the home owner's expense. **Leslie Walker** seconded the motion. Paint to be used is available at Sherman Williams.

~ **Lee Zinsli, treasurer of the golf club**, will come speak next month. No technical equipment was available at the meeting place.

~ There was a request to have a separate meeting to discuss the Reserve Study.

~ **Richard Marten** made a motion to amend the policy on exterior additions... ornaments, decoration, or modifications on exterior of homes. **Musa Wolcott** seconded, the motion passed.

## ~ New Business:

~ There was a request to have a second speaker giving the opposition view of helping to finance the golf course.

~ There was a request to remind home owners to please go through the HOA board with a claim before contacting State Farm. Contacting them first will compromise our premium.

~ There was a request to ask Jay for the name of a person who can tell us, by building, what the current rebuilding cost would be.

## ~ Next Meeting:

~ Will be held at the CCC, Wednesday, September 27, 2017.

Respectfully submitted,  
Musa Wolcott

