

# Garden Homes at Charbonneau Greens Townhouse Association

February 29, 2017 Board Meeting

Officers Present:

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

Committee Reports:

Treasurer:

Larry Walker:

- January Balance \$187,752.86 Income \$2,985.90
- We will still have \$80,000 + in reserves after the house painting.
- Filed 2016 Income Tax Return
- Board approved financial report

Architecture:

Gene Harp:

- Attended the annual CCC meeting on architecture. [A copy of the new Architectural Control Standards is attached.]
- Painters will begin the prep work for the painting in April. Homeowners are asked to have rotted boards on the fences, and house, replaced by April 1.
- Paint colors, and scheme for the houses, were presented.
- Bricks will be power washed

Landscape:

Richard Martens:

- Removed a downed tree and cleaned up
- Rhodies to be trimmed in the near future
- Moss treatment will be done when the weather permits

- The Surveys have been returned and are helpful.
- Landscape improvements continue...Tere will do a walk around with Richard

Secretary: Musa Wolcott

Pool: Mary and Kenton Wolfe

Welcome: Nathalie Talbot, Katie Howe:

- Waiting until Penny Dobson moves in to contact.

Disaster Preparedness: Musa Wolcott:

- We have fire extinguisher and water purification tablets in the pool house
- Stepping down as chair, looking for a new chairman.

Old Business:

New Business:

- Sprinkler maintenance will begin in April
- Tree trimming, TBA
- There will be a dumpster available for large trash this summer.
- The 2017 HOA directory is printed.
- Unauthorized signs are to be removed
- Larry Walker put a motion before the board to form a committee to review governing documents. The purpose is to make sure the board members are fulfilling their job. Results would be presented at the annual meeting in May. The motion passed.
- Larry put a second motion before the board requesting volunteers to form a committee to review the need for certain board committees, nominating, landscape, and architecture. Results to be presented at the annual meeting in May. The motion passed.

- Larry presented a document on Parliamentary Procedure for Meetings for the board members to review.
- Larry presented a Draft Board Member Commitment to Service.

Adjournment:

Next HOA meeting, March 28, 2017 Club House 7:00

Respectfully submitted,  
Musa Wolcott

2017 new Architectural Control Standards  
Meeting January 31, 2017 - all homeowner associations and condominiums in Charbonneau were represented.  
The following changes were all passed unanimously:

- Rule 21: Motor Home and travel trailer parking - added language to limit the number of times (5) that boats, trailers, motorhomes, etc. may park overnight on city streets (where permitted) for the purpose of loading and unloading.
- Rule 10: Patio covers/Arbors/Pergolas - Added language stating "Curtains, blinds, drapes or screens on patio covers or pergolas are prohibited."
- Rule 7: Fences/Walls/Lattices/Privacy Screens - added vinyl to acceptable materials. Also added languages stating " Free standing privacy screens and/or decorative panels are allowed. These structures must be made from same materials approved for fences or walls and must be approved by the HOA."
- Rule 17: Tree Planting, Pruning, Removal and Replacement - stricter language was added regarding the responsibility of owners of trees. Language was also added outlining the process to follow if there is a dispute between neighbors regarding pruning or removal of trees.
- Rule 18: Solar Energy Systems - added the word shingles to materials approved.
- Section VII. Prohibitions - added "Painting of brick and/or stonework on homes and other structures at and adjacent to residential locations. Brickwork and stonework are to be left in their natural form."

Other topics

- Use of the Charbonneau logo - CCC owns the trademark for the logo
- Several organizations which have the same events every year were given permission to post banners without filing out the paperwork each time i.e. Art Show, SpringRidge Car Show, Alzheimers Fund-raising walk
- CCAC will meet once per year instead of twice as stated in the guidelines
- Under new business it was suggested the CCAC chair write a letter to the Golf Club President asking them to replace the fence along the maintenance yard.

Submitted by: Gene Harp, Charbonneau Greens TA, Architectural Chair