

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting: June 28, 2017

Officers present:

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

~ Tere Bippes, Chair:

- Tere opened the meeting welcoming Mary Wolfe and Leslie Walker to the board.
- We are working on being more observant of parliamentary procedure.
- In the future, the floor will be opened for discussion at the end of the meeting.

~ Mary Wolfe, Treasury Report:

- Reserves are good, income as projected, we are in good shape.
- Details in the printed report provided at the board meeting.

~ Richard Martens, Landscaping/Architecture:

- Touch up painting continues.
- The members of Richard's newly formed landscape committee are, Steven Bushman, Larry Shadle, Larry Walker, Gene Hoge, Carole Burnside.
- Richard made a motion to have the wrought iron fence around the pool be painted at a cost of \$2550, it was seconded by Leslie Walker. The motion passed.
- Pacific Landscaping will begin next week by hand trimming rhododendrons to 5 feet.
- Richard is looking for an arborist to trim the big trees. City Wide is the favorite.
- Showplace, and volunteers, did major pruning this week.
- Richard proposed an amendment to our HOAs limiting exterior ornaments that is visible to the neighbors. A motion to table it until next month was made by Tere, and seconded by Leslie.

~ Kenton and Mary Wolfe, Pool:

- Pool is 85 degrees
- Reminds people to please pick up after themselves and replace lawn furniture to the original positions.

~ Nathalie Talbot, Katie Howe, Welcome:

- Katie reported that new homeowners appreciate the website.
- Nan Moon reported that Nathalie and Jill Goodness are planning the August 10th pool party. Catering by Country Grains
- They requested an increased amount for food expenses. A motion was made by Musa to increase the funding by \$192, it was seconded by Richard. The motion passed. The money is pulled out of general operating expenses.
- They need tables and Chairs.

~ Sandy Batte, Katie Howe, Disaster Preparedness:

- Katie Howe agreed to co-chair Disaster Preparedness with Sandy
- Sandy, Katie, and several others, attended the Annual CCC Disaster Preparedness meeting.
- Kamran Mesbah is their new chair. The overall responsibility of the committee is “to establish an effective and coordinated approach and response to help minimize the negative effects of a potential disaster for the Charbonneau community.”
- Great Shake Out event will be Oct 18th. We will take part.
- Sandy’s Information folder is being adopted CCC wide.

~ New Business:

- Gene Hoge suggested that we as a community, consider opening one lane of traffic on French Prairie, to pedestrians and bikers. The golf course paths are closed to walkers.
- Questions about painting trim around windows and doors is being considered.
- Questions about scheduling a time during the day to have sprinklers operate so we can check the accuracy. Richard is working on it.
- Landscaping in the common area will be addressed by Pacific this summer.

- Sandy Batte suggested we have someone review our by-laws for the deductibles on our earthquake insurance. More specific language is needed to define the who is responsible for the deductible on what part of a 'building'.
- Musa made a motion to look into combining the Architecture and Disaster committees, to research information on earthquake deductibles to add to the bylaws. Richard seconded . Richard and Sandy will coordinate.
- Larry Walker is adding a FAQ column to the web page.
- Painting is still in need of completion. Leslie Walker is the new contract person.
- Richard Marten is still working on getting the property lines defined between our HOA landscaping responsibilities and the adjoining HOA's landscaping responsibility. He will be communicating with their new board members.
- Pacific will be looking at our shrubs and keeping them to 5 feet or so hand prune/trim instead of using the power trimmer.
- Decisions about landscaping on common ground... outside of homeowners fence... must be done by the landscapers not by the homeowner.
- Larry Shadle, and several others, met with Schwindt Co. They are updating our reserve study.
- Carole Oliver needs her fence plans reviewed and a large tree trimmed.

Next Board meeting is Wednesday, July 26, 2016 CCC Dining room, 7:00 PM

Respectfully submitted,
Musa Wolcott