

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

**October 25, 2017**

**Board Meeting:**

**Officers present:**

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

**~ Tere Bippes,**

Tere opened the meeting promptly at 7:00 PM

**~ Mary Wolfe, Treasury Report:**

- We are doing well for 2017.
- Working on 2018 budget .
- Mid November homeowners will be billed for the HOA insurance premium, an increase of 1% (or 3.3%)
- Tere plans to ask Jay Puppo why we have an increase.

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

- Landscape committee has been meeting regularly.
- Aeration finished, billed \$1000.
- Trapped 2 moles.
- Continuing to work on sprinkler system. Gradually moving to more efficient heads that use less water.
- Removed small stumps.
- Three trees will be removed tomorrow.
- Due to root damage, the sidewalk adjacent to pool parking will be replaced.
- Getting a second bid from arborist for large tree trimming.

**~ Kenton and Mary Wolfe, Pool:**

- Pool fence is painted.
- Lawn people removing leaves from around pool cover.

**~ Katie Howe, Nan Moon Welcome:**

- Nan Moon is replacing Nathalie on Welcoming committee.

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

- 70% of homes in CG participated in the Shake Out.
- Sandy and Katie attended the CCC Disaster meeting:
  - We were the only neighborhood in Charbonneau that participated in the event.
  - CCC is looking to us for help in developing community wide participation.
  - The event seemed to jog people to 'do something'...supplies, water, etc.
  - Has added an emergency room doctor, communication engineer to their committee.
  - Is considering buying a large generator on a trailer for emergency prep.
  - Two defibrillators are in the Clubhouse.
  - Has a need for ham operators.
  - Wants to prepare 2000 of the emergency preparedness folders, that Sandy and Katie developed, for the entire Charbonneau community.
  - Sandy pushing for Charbonneau to be a Red Cross center.
  - A Red Cross program will be held at Grace chapel, Nov17th. Prepare Out Loud.

### ~ **Old Business:**

- Larry Walker, Larry Shadle, Gene Hoge, Richard Martens, met with Schwindt for an updated study on our reserves.
- Copies handed out to Landscape committee and board for review.
- Need to set up a special date for meeting.

### ~ **New Business:**

- Christmas Party will be held Wednesday, December 6, 2017.
- There will be no November meeting. January meeting date TBA.
- Rick Schram wants to meet with us, and CHOA president, to resolve problem with 'the hill' which is being neglected due to ownership issues.
- The Reserve Study meeting, Budget meeting, will be planned together. TBA
- There was a complaint that landscapers are not picking up limbs.
- Gene Hoge recommends engineer who can help define our common property.
- CCC is defined as a planned community. Which means individual lots are connected. You own your home, patio, courtyard. Everything else is common property, some of which you may own but is under the control of the HOA
- Landscape committee is planning on filling rocks in around exposed roots.
- House paint is available in the pool house, stain for new wood can be purchased by owner at Sherman Williams in Wilsonville.
- Newsletter will not be published on the website.

7:40 Meeting Adjourned

Respectfully submitted,  
Musa Wolcott