

# **Garden Homes at Charbonneau Greens Townhouse Association Annual Board Meeting June 7, 2017**

## **Officers present:**

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

~ Tere opened the meeting with Musa reading the minutes from the 2016 Annual Board Meeting.

~ Tere announced that we will now be meeting in the CCC dining room, on the fourth Wednesdays of the month.

## **Larry Walker, Treasury Report:**

~ After final payment to Verhaalen we will still have in the reserve fund, approximately \$95,000.

~ Everything is on target.

~ We are in very good financial shape, and substantially ahead of where we thought we would be at this point.

## **Gene Harp, Architecture:**

~ Gene is recovering from knee surgery.

~ Tere reported that painters are in the process of touching up.

~ Homeowners were asked to respond right away if they have touch up to be done.

~ Homeowners were asked to contact Gene Harp if they had masonry work they would like to have repaired, Gene will get the approximate cost for the homeowner.

~ We will be asking the painters about painting the fence around the pool.

~ Travis Harp is power washing curbs and mailboxes.

## **Richard Martens, Landscaping:**

- ~ Pacific Landscaping will replace Showplace July 1, 2017.
- ~ The schedule for Pacific to do a major pruning will be our soon, Richard is asking for homeowners to assist in this project. The emphasis will be on the Rhododendrons. Pacific will be giving us a reduced rate for this project, and will not be charging a dump fee.
- ~ Pacific will be providing a draft plan for needed improvements.
- ~ Richard will be working to get CHOA to clean up the hillside beside the tunnel.
- ~ Homeowners are asked to pile yard debris in the nearest guest parking area.

### **Kenton and MaryWolfe, Pool:**

- ~ Kenton thanked everyone for helping to get the pool open.
- ~ Asked that the people using the pool read the rules. This will help keep the pool clean, healthy, also cut down on the time needed for the pool area upkeep.
- ~ The night light is out and will be replaced with a more efficient LED light.

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

- ~ Nathalie welcomed Jan and Ralph Stromberger

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

- ~ Leslie Walker reported for Sandy.
- ~ There is a new CCC Disaster Chair, Kamran Mesbah.
- ~ A CCC Disaster meeting scheduled for June 20th.
- ~ CCC is still talking to the Red Cross about having the CCC be an emergency center should we have a disaster.
- ~ Sandy has developed a folder, containing the disaster information, to give each new homeowner.
- ~ Homeowners should contact Jay Puppo, or their personal insurance provider, with questions about earthquake insurance. It is an additional rider to existing homeowner insurance.

### **New Business:**

- ~ Tere thanked Gene Harp and Larry Walker for all of their hard work in making Charbonneau a much better place.

~ Leslie Walker and Mary Wolfe are the new officers. We needed 20% of homeowners vote and received 71%.

~ Having a financial audit was not approved.

~ Larry Shadle gave a Compliance Committee report. Larry Shadle, Madge Sempert, Steven Bushman, Tere Bippes, reviewed our governing documents, making sure the board is doing what it legally needs to do.

- Most duties and responsibilities are being met.
- Two non-board members should conduct an annual audit.
- HOA communications could provide more detailed information, i.e., the special board meetings, and for landscaping turn-on/off dates for the sprinklers, etc.
- New members welcoming should be more than a meet and greet. Consider some overview of CC& R's even if it is a reminder of the importance of the rules.
- Website is a great resource.
- How can we encourage more homeowner involvement?
- Reserve Account Management. We could spend \$65,000 without going below the needed reserves.
- There are many areas that need repair, and or maintenance.  
Most HOA's have a review done every three years, it has been five years since had an onsite review to evaluate our needs.

Larry Walker moved that we ask Schwindt & Co. for an onsite review of the Reserve Study, at \$1300. It passed.

~ Larry Walker gave a report on the proposal for combining the Landscaping and Architecture committees. The goal is to improve the appearance of the CGTA environment, share the responsibility of the daunting tasks, and to have more homeowner involvement.

The suggested committee would consist of five members with at least one current member of the Board of Directors who would be the chair. The Committee would also select a co-chair to preside over committee responsibilities in the absence of the Chair. Suggested committee members are Richard Martens, Steven Bushman, Larry Walker, Gene Hoge, Larry Shadle and Kenton Wolfe.

- The committee would be responsible for approving or rejecting homeowner requests for landscape improvement in common areas, and reviewing, and either approving or rejecting homeowners requests for architectural changes.

- Requests must be submitted on the most recently approved CGTA request form available on the CGTA website, [www.charbonneaugreens.org](http://www.charbonneaugreens.org). Click on 'forms' at the top of the page.
- Conducting a weekly 'walk around' with the on-site landscape supervisor to ensure that all maintenance is appropriately preformed.
- Reviewing and approving landscape design plans, and ensuring plans are carried out appropriately.
- Ensuring that landscape and irrigation maintenance is preformed according to services contracted.
- Developing an annual landscape budget for presentation to the CGTA Board during its annual budget process.
- Determining needs requiring the utilization of reserve funds for landscape/ sprinkler infrastructure improvements, and presenting those needs, and amounts required to meet them, to the CGTA Board of Directors.
- Next year we can take a look to see if we actually need to involve the Board of Directors.
- The reviewed architectural /landscape form will be available on the website.

~ Larry Walker made a motion that we approve the Committee Charter and a form for the Landscape/Architectural projects to be reviewed by the committee. It was seconded.

~ Tere made a motion to appoint Mary to the position of the Treasurer, authorizing her to sign checks. It was seconded.

~ Larry Walker read the Resolution of the CGTA 2017, regarding excess income. It is required by state law, and read every year at the Annual Meeting.

~ Looking for hosts for the Christmas Party and the Pool Party.

Meeting was adjourned.

The next board meeting will be Wednesday, June 28th, in the CCC dining room at 7:00PM. We will have a microphone.

Respectfully submitted,  
Musa Wolcott

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