

Garden Homes at Charbonneau Greens Townhouse Association

Annual Board Meeting May 23, 2018:

Officers present:

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

~ Musa Wolcott, Secretary:

- Musa read the minutes from the 2017 Annual Meeting.

~ Mary Wolfe, Treasury Report:

- Mary presented the December 2017 financial report which states that we are in very good shape with a healthy reserve.

~ Richard Martens, Landscaping/Architecture:

- Richard reported on the substantial, and positive, efforts the committee accomplished in 2017.
- The committee will continue with the planned projects.
- Larry Shadle reported that concrete demolition will begin May 29th.
- The parking lot sealing and striping will be done later.
- The roundabout repair is on hold.

~ Kenton and Mary Wolfe, Pool:

- The pool is open and 85 degrees.
- Leaky pump repaired
- Thanked all who helped with opening the pool.

~ Nan Moon and Katie Howe, Welcome

- Katie and Nan welcomed seven new families in 2017
- Developed a newcomers folder providing important HOA information.

- Five new families have moved in since January 2018.
- Nan suggested we invite, and offer to bring, new people to the HOA functions.

~ Sandy Batte, Katie Howe, Disaster Preparedness:

- Katie provided an overview of all that has been done in 2017 to help us prepare ourselves for a potential emergency situation.
- Sandy and Katie, developed and prepared emergency information packets for homeowners in the entire CCC. Their committee of many CG homeowners helped assemble the packets.

~ Election of Directors:

- We had a quorum of homeowners for the election of officers. Tere Bippes and Musa Wolcott were elected for another term. 30 homeowners submitted ballots.

~ New business

- Mary Wolfe read the Resolution of the CGTA 2017 regarding excess income. Mary Wolfe made motion to adopt the policy, it was seconded by Richard Martens.
- Tere has requested that the Landscape/Architecture committee consider rewording the lighting policy so that it is clear what is CCC policy, and what is CGHOA policy.
- Tere is working on new HOA directory.
- We are looking to form a Social Committee. Carol Oliiver agreed to be a committee member.
- Homeowners wanting any ornamental outdoor lighting should submit a form with the Landscape Committee.
- Kenton Wolfe thanked the board for good work.

~ Meeting adjourned:

- The next Board Meeting will be June 27, 7:00 at the CCC.

~ Post Meeting:

- Richard Martens moved that Tere Bippes be President, and Musa Wolcott be Secretary. The motion was seconded by Leslie Walker.
- Minutes will be sent to board members to read before being posted on the website.
- The board minutes should be held to bullets.
- The city agreed that the recent sewer connection issue was responsibility of the city. Our lawyer was helpful in clarifying HOA responsibility.

Respectfully submitted,
Musa Wolcott