

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

## **Board Meeting**

October 24, 2018

**Tere Bippes** called the meeting to order at 7:00pm.

### **Officers Present**

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

### **Treasurer Report**

~Musa Wolcott reported for Mary Wolfe who was absent.

- Larry Shadle will soon talk about the Reserve Study. Ann Higgins says someone needs to review for the Board the listed items needing to be fixed or replaced in this calendar year, or the next, so we will all be aware of these items.
- Ann, on behalf of the board, is placing a lien on the Wehling property. No one is paying the HOA dues plus the insurance bill will be due soon.
- Ann says this is the year the books need to be audited, it wasn't done last year, so if the Board okays, she can schedule it for the future.
- We have attached the bill from State Farm, and Jay Puppo. The yearly amount has increased \$1,079. over last year. Ann will figure the amount per homeowner according to square footage.
- That is a 4.5% increase of about \$22.00 per person. Insurance bills will be mailed out by November 15.

### **Landscape Committee**

~ Richard Martens

- We are on a Fall and Winter Schedule with Pacific Landscaping. They will be taking care of us on Mondays.
- The landscape water will be turned off soon.
- He is asking Pacific to finalize proposals to complete improvements on multiple areas in the neighborhood that are needing attention.
- Richard spoke to Kevin, our representative at Pacific, about the complaints from homeowners regarding not picking up leaves in the common areas and blowing debris off of the patios.
- Gene Hoge and Larry Walker are stepping down from the Architecture /Landscape Committee. Paul Osborn and Ginger Goodell will be replacing them.

## **Pool**

~Kenton and Mary Wolfe

- The 20 year old sand filter in the pool needs replacing. Kenton did research and has an estimate of \$1700 from Frank Bennet.
- Musa made a motion to replace the sand filter on the pool, Leslie Walker seconded. The motion carried to replace the sand filter for \$1700.

## **Welcome**

~Nanette Moon

- Shirley Chapman is replacing Katie Howe on the welcoming committee.
- She apologized for missing welcoming the Shooks to the neighborhood. They were remodeling so it was easy to miss them.

## **Disaster Preparedness**

~Sandy Batte

- The Pod Captains meeting reviewed the operation of the walkie talkies, and updated the neighbor hood contact lists.
- Shake out day had an excellent turn out with 60% of Charbonneau Greens responding. Communications were excellent.
- New heavy duty wheelchair in the pool house.
- Asking for an increase in the budget to cover printing and medical supplies.

## **Old Business**

- The Resolution On Exterior Maintenance has been reviewed for a couple of months and was sent out to the HOA for comments.
- Musa made a motion that we approve the Resolution, Leslie seconded it. The motion passed.
- It will be reviewed by the lawyer to make sure it is ok.

## **New Business**

- Sandy asked for permission to buy 2 additional radios and chargers for \$55.00
- Leslie made a motion that we buy 2 Motorola radios and chargers for \$55. Richard seconded it. The motion passed.
- CCC has decided to become an official Red Cross disaster shelter. They would like to have to have input from the community.

- Sandy reviewed how and when to turn off the water and gas in the case of an emergency.
- She talked about storing water and types of containers.
- There is a defibrillator in the CCC lobby and in the golf course club house.
- Christmas party is Wednesday, December 5. Larry Shadle is the chair.
- Since there is no scheduled November Board Meeting Tere suggested having a Special Board Meeting November 28th to approve the budget.
- Musa is going to ask Cris Bensel if the golf course can do something about the boggy areas in our lawns. Larry suggested contacting OB Sports the new manager of the course if there is no success talking with Cris.
- Tere has asked Kim to change our Board Meeting from the 4th Wednesday to the 3rd Wednesday so we can meet in the card room for 2019. She has not heard back.
- Nan asked about taking down a dead tree by her driveway. It will be removed.
- Penny Dobson asked for clarification regarding the Resolution on Exterior Maintenance.

### **Meeting Adjourned**

Next Board meeting January 16, 2019

Respectfully submitted,  
Musa Wolcott

