

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting:

Wednesday, January, 2019, CCC Library, 7:00PM

Officers present:

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

~ **Tere Bippes** called the meeting to order.

- She thanked the **Shadle's** for the great Christmas party.

~ **Mary Wolfe, Treasury Report:**

- The dues are now \$203.00 a month.
- We had a loss of \$212.00 for 2018.
- **Larry Shadle** reported that the Reserve Account is in very good shape.
- We have no big improvements scheduled for 2019.
- The big issue is irrigation.
- He suggested lumping landscaping, trees and irrigation into one fund under **Landscaping**.
- **Tere** reminded that the State of Oregon requires that HOAs with an income of more than \$75,000. do an audit every other year.
- If the HOA has no objection, we might consider an internal audit having 3 or 4 homeowners audit the books. **Ann Higgins** said she would provide everything we need. We don't have to consider this until the Annual Meeting in May.
- A professional audit is \$3000.

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

- **Richard** reported that the improvement projects on Carmel Circle and Cypress Point, plus two different areas on Boones Bend are completed.
- Dead trees have been removed.

- **Nathan** cut two roots on the big pine tree growing next to Katie's house in an attempt to stop the cracking on her garage floor.
- Spring projects include adding ornamental grasses to existing landscape areas.
- Re-landscaping the area on Carmel as well as other areas needing attention.
- Pacific is doing rejuvenation pruning.
- There will be two moss and Crane fly applications, one in February and one in April.
- The committee has decided to just tell the landscaper what plants we want instead of asking for a plan. It takes weeks to get a plan and then the plants are not always consistent with what is already in place.

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

- **Kenton** continues to keep a close eye on the pool area.
- He uprighted the 3 pots that fell over during the wind storm.
- He cleans out under pool covering, checks the pool house and treated the roof for moss.

~ **Shirley Chapman, Nan Moon Welcome:**

- We have no new homeowners.
- Gretchen's house is still for sale.
- **Tere** presented an updated homeowners directory.

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

- **Sandy** reported that the CCC board voted to make us a Red Cross Shelter.
- In the event of an emergency the clubhouse could be used as a community shelter. The RC would provide staff, cots blankets, supplies.
- The Red Cross will offer training to CCC residents on how to run a shelter which will be helpful to our community in an emergency.
- Saturday a social is being held for all medically trained people who might volunteer their services during an emergency.
- **Katie** reported that homeowners will be receiving a survey in the mail asking who might have skills and/or equipment that could be used during an emergency. Ladders, ropes, generators, etc.

~ **Old Business:**

- **Cris Bensel** has been contacted about the soggy areas in the lawns.
- **Tere** reminded us to keep eyes open about car break-ins.
- We will be seeking legal counsel about defining responsibility of homeowner vs association in common areas, like sidewalks.

~ **New Business:**

- **Larry Walker** reported that CCC purchased the old restaurant building which will be demolished.
- The CCC board has hired a professional Community Engagement Consultant who will be reaching out to the community for suggestions on how a new building could be used.
- Larry also brought us up to date on some of the golf course improvement plans.

~ **Meeting adjourned**

~ **Next Meeting:** Wednesday, February 20th, CCC, 7:00PM

Respectfully submitted,
Musa Wolcott