

Garden Homes at Charbonneau Greens Townhouse Association

Annual Board Meeting

Officers Present:

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

Tere Bippes called the meeting to order.

Secretary: **Musa Wolcott**

Read the 2018 Annual HOA meeting minutes

Committee Reports:

Treasurer: **Mary Wolfe**

- Provided copies of the annual budget, monthly budget, and the budgets for the last 3 years for comparison. She also provided the year end balance sheet.
- **Larry Shadle** reported that we are well funded with the reserve account.
- A lien has been filed on one homeowner for not paying HOA dues.
- Mary read the IRS resolution.
- **Mary Wolfe** made a motion that we approve the resolution, **Musa Wolcott** seconded, the motion passed.

Landscape Committee: **Richard Martens**

- Richard thanked his committee for their work.

- This year they acted on 6 architecture requests and 4 landscaping requests.
- Responding to such requests plus focusing on the 'next worst area' needing attention, is how they see their job.
- The more notable projects this year included:
 - Clearing and re-landscaping an area on Boones Bend.
 - Adding plants on the SW corner of Boones Bend and Cypress Point and thinning the opposite corner which had become overgrown.
 - Re-landscaping areas on both Cypress Point, and Carmel drive where trees had been removed. Plus improving two other spots on Carmel Circle
 - Adding 30 shrubs to various bare spots.
 - Work is pending on Del Monte where a large maple was removed.
- The 12 Japanese maples were professional pruned by Good News Tree Service. They will be pruned every other year.
- Completed re-surfacing and striping the parking areas
- They redrafted, and had the board adopt, a new lighting policy.
- The golf course has new pumps and filters so getting better water pressure.
- Considering a proposal from Pacific to oversee the grass area along Boones Ferry.
- Going forward the committee will continue to improve selected landscape areas. These efforts have been constrained by the availability of contractors as well as our budget.

Pool:

Mary and Kenton Wolfe

- We are one of the few pools who use volunteers for the pool maintenance.
- Melody Altstadt, of Pacific Pool and Spa, services the pool which mainly involves cleaning, backwashing, testing and chemicals. This is done weekly during use season, twice a month in the off season. (\$260. a month and \$140. a month)

- The pool is inspected and the water tested annually by the county for our license (\$267). We always pass and usually receive compliments.
- **Mary and Kenton** do pool chores, check equipment, clean the pool, bathroom, furniture, and deck several times daily the pool is in use and weekly in the off season.
- The pool was open for 18 weeks.
- The pool recirculation pump leaked (2010), so the seal was replaced.
- The hot water heater (1979) for the bathroom and shower was replaced. (\$1238.)
- The pool sand filter was replaced, plumbing was updated, heater modified and cleaned up It was 20 years old (\$1650). Frank Bennett of Sunshine Pool Service, Boring, Or. did the work.
- The Kreepy Krawler pool bottom scrubber was repaired (\$129)
- An underwater light was re-installed.
- The vent/exhaust hood on the pool house roof blew off so was re-installed, pool deck joints were caulked, some masonry work was done on prick piers, some roof tiles were replaced, roof was cleaned and treated for moss.
- The Emergency Preparedness Committee needed secure storage for expensive supplies, so an additional shelf unit was installed in the pool house.
- Kenton thanked all of the neighbors who help open and close the pool, take care of it when they are gone, and other assistance through the year.
- He reminded the neighbors to read and abide by the posted pool rules.
- He thanked the board for their work.
- The board, and homeowners, thanked him for his work.

Welcome:

Nan Moon and Shirley Chapman:

- Nan and Shirley have welcomed Susan Pelicano, Jim and Barbara Shook, Ginger Goodell, Heidi and Jim Farmer this year.

- Provide a form asking for contact information, also, emergency preparedness contact information.
- They provide a folder with general HOA information for quick reference

Emergency Preparedness: Sandy Batte, Katie Howe:

Katie Howe reported that they have:

- Acquired a second pair of Walkie-talkies
- Secured storage for costly supplies
- Held two training meetings for pod captains
- Streamlined Walkie-talkie training
- participated in Charbonneau Country Club ER Preparedness committee
- Participated in statewide Great Shakeout Drill
- Maintained HOA out-of-area contacts list
- Revised and prepared emergency packets for homeowners
- Revised pod map and recruited new pod captains.

New Business:

- **Paul Osborn** was voted new board member.
- 34 ballots returned
- **Richard Martens** who has served 2 terms elected not to serve another term but continue to chair the landscape committee
- The HOA elected not to have a financial review. Proxy ballot passed 34 ballots returned and 30 voted to forgo the audit.
- **Mary Wolfe** reported that **Ann Higgins** feels we have a good set of checks and balances and can forgo an audit. If we wish, we could have two homeowners audit the books, thus saving money. Ann volunteered to assist.
- Volunteers are needed to put on the pool party. **Shirley Chapman** is thinking about hosting the committee.

Neighbors comments:

- **Gene Hoge** talked with **Pacific's Kevin Stoller** who complimented the HOA on how hard the landscaping committee works and how nice the landscaping looks.
- **Shirley Chapman** thanked **Leslie** for the beautiful new mailboxes. A discussion followed on how to maintain the beauty of the mailboxes.
- **Carole Burnside** headed a committee to wash the street signs.
- **Larry Shadle** headed a committee to power wash the mailbox pads
- **Larry Walker** complimented **Mary and Kenton** and all the people who work in the neighborhood keeping it so well maintained, and such a tight community.
- **Larry Walker** also complimented **Kathy Harp** on her work with the CCC board.
- **Larry Shadle** is concerned about the way the HOA misuses the available touch up paint available in the pool house.
- **Larry Walker** also thanked **Larry Shadle** for his fabulous job working the reserve account. He and **Joan** have also hosted the holiday party for the past few years.

Adjournment:

Next board meeting Wednesday, July 17, 2019

June board meeting held after annual meeting.

- Paul Osborn was welcomed to the board.
- Mary emails the financial reports to the board when she gets them from Ann Higgins.
- Tere thanked Leslie for the good work on the mailboxes.
- Verified that no food is allowed at the pool. Rules will be posted in the newsletter.
- The Wheling account is settled. The government will not pay late fees so the board agreed to waive them so account can be settled.
- We are looking for a Pool Party Chairman. Shirley Chapman will think about chairing the party.

- Allen's are contesting Shirley Chapman's pergola. The board will go to Shirley's, and to Allen's, and make a decision on the appropriateness of the pergola.

Respectfully submitted,
Musa Wolcott