

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

## **Board Meeting:**

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

### **Officers present:**

- ~ Tere Bippes, Leslie Walker, Paul Osborn, Musa Wolcott
- Tere called the meeting to order at 7:00 PM.

### **~ Mary Wolfe, Treasury Report:**

- Larry Shadle gave the financial report for Mary, who was absent.
- Everything is on track.

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

- Paul Osborn and Larry Shadle gave the landscape report for Richard, who was absent.
- Keven is leaving Pacific and Kelly is replacing him. Kelly has excellent credentials.
- We still need to have a 'walk through' with Kelly.
- Larry and Paul went to a Charbonneau HOA landscaping meeting. The other HOA's expressed the same complaints with Pacific that we have, they are not doing the small stuff. Pacific seems to be suffering from lack of leadership.
- Hopefully the new leadership will offer more consistency. We need to be more explicit with them in explaining what we expect them to do.
- We may need to spend more money.

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

- The Wolfe's were absent.
- The general consensus was that using the 'mixer' format was successful and much simpler than a planned party.
- 24 people came bringing a variety of food.
- Leslie suggested that next year we work harder in reaching out to new residents. Maybe calling and inviting them to come with us.

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

- There are 3 homes for sale.

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

- There will be a meeting of all the captain's in the Charbonneau community on September 14th to prepare for the Great Shake Out on October 17th.
- Later, our committee will be distributing information to our the neighborhood.
- There will be raffle prizes for every HOA who participates.
- In October Marion County will offer a free CERT (Civilian Emergency Response Training) class free for the first 25 people who sign up. Look for details in the October Villager.
- The class will be held on two consecutive weekends in November.
- We are the most well developed community in the state.

**~ Old Business:**

- We are still having a problem with trespassers in the pool. It is easy to reach over the gate and open the handle.
- Looking into purchasing a device to fit over the handle.
- Paul is looking into a couple of items capable of recording the monthly usage of the water timer connected to Jim and Jeanie Lea's electrical box so that they can be reimbursed.
- A coyote has eaten 2 cats on a fairway at night. He was seen on red 6 fairway during the day.

**~ New Business:**

- Fred and Cindy are remodeling their kitchen and have been given permission to park their car in their driveway.
- Dalton has raised their price for the Holiday party to \$50 a head. It is worth staying with them because their food, and service, is good.
- We will raise the cost for each HOA member from \$35 a head to \$40. We will subsidize \$10.
- The date for the party is Wednesday, December 11th.
- Next year we will continue to have our meetings on the 3rd Wednesday of the month.

**Meeting Adjourned:**

Next meeting will be Wednesday, September 18th, 7:00PM, CCC.

Respectfully submitted,  
Musa Wolcott