

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting: Wednesday, February, 19, 2020

Wednesday 2019, CCC card room, 7:00PM

Officers present:

~ Tere Bippes, Leslie Walker, Paul Osborn, Mary Wolfe , Musa Wolcott

~ Tere Bippes

- Tere called the meeting to order.

~ Mary Wolfe, Treasury Report:

- Mary reported that all looks good.
- A couple of people haven't paid their HOA dues.
- Some might need a reminder to contact their bank and update the dues increase.

~ Paul Osborn, Landscaping/Architecture:

- We had 71% return on our landscape survey. Seven people asked to be contacted.
- Carole Burnside's roof replacement has been approved by both the Landscape Committee and the HOA board.
- Had a good meeting with Kelly Crouch, Pacific landscaping.
- Pacific neglected mowing on the scheduled Monday this week... which was a dry day. Paul called them on it.
- Talked to the golf course president about coming up with ways to address the soggy spots along the golf course. Proposed we would take the lead and repair the problem if they would agree to pay if it is their irrigation lines. They have not gotten back to Paul. He will get it in writing.
- Good News Tree service will trim 11 of our Japanese maple trees for \$880.

- Will remove a tree from Larry Shadle's property, will replace it with a large shrub. Have gotten permission from CCC.
- Have retrieved several plants from the annex demolition site near the clubhouse and have replanted most along French Prairie.
- Our reserve report suggests we have Nathan make an annual inspection of our trees. Paul and Larry Shadle walked around with Nathan looking at every tree mostly to see if any were in danger of causing property damage. We have good healthy trees.
- Tere said she feels that the landscape committee is doing a fabulous job under Paul's leadership. Great communication, addressing issues, being proactive..Carol, Carole, Paul, Larry, Larry. Thank you.

~ Kenton and Mary Wolfe, Pool:

- Mary reported that Kenton checks the pool area regularly removing moss and cleaning up debris as needed.

~ Nan Moon, Shirley Chapman Welcome:

- Carmella Webb's home will be listed soon. It should sell quickly since it is in good shape.
- Wheling's house is getting some activity.

~ Sandy Batte, Katie Howe, Emergency Preparedness:

- The March community captain's meeting promises to be interesting. There will be fire extinguisher demonstration and maintenance information.
- She is looking for a commercial fire extinguisher for the pool house.
- Medically Trained Residents meet 3 times a year and will have interesting information to share at the March meeting.
- Sandy attended the Friends of French Prairie Forum. Attending were representatives from the Marion and Clackamas counties disaster management program plus other dignitaries. There are interesting long range disaster emergency plans being made for the area.
- CCC is also making long range plans as well...like perhaps buying the boat ramp for water transportation across the river if the bridge is out.

~ Old Business:

- Leslie is concerned that some of the mail boxes are looking grungy. Suggested that homeowners clean them if they notice they are dirty.
- Some of the roofs are looking mossy. Might put a note in the newsletter to remind homeowners that it is their responsibility to keep them clean.

~ New Business:

- Ann Higgins suggested we look into amending our HOA CC &Rs concerning rentals. People are buying homes to use for short term rentals, Air B&Bs, etc. ALTA just amended their rules which we can use as a resource when writing a resolution for our HOA.
- Sandy said it is too early to clean the roofs. Might suggest spring as a better time frame.
- Suggested we have our insurance reevaluated every 5 years or so for the best deal. Tere reminded that our rates went down 3% this year.
- Sandy is still working the issue with the drainage in front of the Del Monte mail boxes.
- A reminder that Sheri Bates does not want landscaping touching her dead tree which is trimmed as sculpture.
- Paul is considering running the sprinkler system later in the day one time this spring so everyone can check for coverage.

Meeting adjourned.

Next meeting, Wednesday, March 18, 7:00PM, CCC

Respectfully submitted
Musa Wolcott