

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting: Wednesday, November 20, 2019

Wednesday 2019, CCC card room, 7:00PM

Officers present:

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

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

~ Mary Wolfe, Treasury Report:

- Mary reported that all is good. Our bookkeeper put the 2019 budget together. Larry Shadle, who monitors the reserves account, has said we are right where we should be.

~ Paul Osborn, Landscaping/Architecture:

- Richard Martin has resigned as landscape chairman and is being replaced by Paul Osborn. Larry Shadle will be the specific representative working with Pacific Landscape. Larry Walker has joined the committee.
- The goal is to have open communication with the homeowners. A survey was sent out asking for input. About 54% of the HOA responded with good feedback.
- Paul made a proposal that the committee ask for board approval for individual expenses over \$1000. or anytime the expenditure would exceed the landscape budget.
- Larry Shadle is asking for the monthly list of the landscaping expenses to make sure they are paid out of the correct account.
- Paul asked if there is a way the board can approve a landscape expense via email so that the work can be expedited. Leslie will check on that question.
- The messy fig tree on Cypress will be removed and the space filled in with rock.
- Paul Osborn made a motion that the landscape committee be allowed to spend up to \$1000. After \$1000. the committee will ask the board for approval.
- Leslie Walker seconded the motion. The motion passed.

- Tere expressed liability concerns about hiring high school students to do heavy landscaping work. She suggested checking with Jay Puppo, or have the students sign waivers.
- Tere explained State Farm's response to the Lea situation.
- Tere expressed concerns about the durability of bark and the question of the cost effectiveness.

~ Kenton and Mary Wolfe, Pool:

- Mary reported that Kenton has treated the pool deck and the pool house roof with Moss Off.
- Each week he gives access to Pacific to clear leaves and debris from the pool area.
- He plans to check for leaves under the pool cover.

~ Nan Moon, Shirley Chapman Welcome:

- Shirley reported that we have a new neighbor, Grace Farah.
- The Hoges are leasing their home to friends whose home has burned.

~ Sandy Batte, Katie Howe, Emergency Preparedness:

- The Shake out was an overall success for CCC but our HOA participation was down a third from last year. The Fivecoat family won the raffle.
- The committee has some ideas for HOA activities beyond the Shake Out.
- Tere and Musa are participating in the CERT class being offered at the CCC. In January a second series of classes will be held in Aurora.

~ Old Business:

- Mary presented the budget. In 2020 the HOA dues will be \$213.00, reflecting a 5% increase as suggested in the Reserve Study. Landscape, pool and utility expenses have increased. (Subsequent review indicates our overall budget needs to be kept at a 4% increase therefore dues will increase \$9.00 per month, for new yearly dues of \$212.00)
- Mary Wolfe made a motion that we approve the 2020 budget as presented, Musa Wolcott seconded. The motion passed.

~ New Business:

- Tere presented the updated directory for the HOA.
- Gere Bolt is selling her unit to her son, Tony Minden, who will keep it as a rental. This is the only rental in the community.
- Tere reported that one of our neighbors was doing well after surgery.

- Tere presented the 2020 board meeting dates and times. There are minor changes which will be sent to the HOA when the list is finalized.
- The State Farm bill has been sent to the HOA. The rates went down this year.
- A couple of neighbors have a problem with cats at their bird feeders. Musa will put helpful information in the newsletter.
- There is a belief cats could be keeping the mouse population under control. Three rats have been trapped near the pool house.
- The Wheling house is still for sale.
- One homeowner is way behind on dues. The bookkeeper has suggested a collection agency.
- Katie Howe brought up the question of the appropriateness of discussing a homeowner's personal health during a board meeting...as in the case of the neighbor who had recent surgery.
- No board meeting will be held in December.
- The Holiday party will be held December 11th, 5:00 PM cocktails and BYOB, 6:00 dinner, in the Fireside Room.
- Next board meeting will be held in January.

Meeting adjourned.

Respectfully submitted
Musa Wolcott