

Garden Homes at Charbonneau Greens Townhouse Association

Annual Board Meeting:

Wednesday, July 15, 2020

7:00pm Zoom

Officers present:

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

~ Tere Bippes

Tere called the meeting to order.

~ Musa Wolcott, Secretary

Musa read the 2019 Annual Board Meeting minutes.

~ Mary Wolfe, Treasurer

Mary reported that:

- The end of 2019 financial report, the budget, January-June financial reports were mailed to each homeowner.
- At the end 2019 we came within \$100 for our spending budget.
- For the first six months of 2020 we are under budget \$6000.
- We are doing well.
- Larry Shadle reconciles our Reserve Account and nothing has been spent from that account this year.
- Mary read the resolution, Excessive Income Applied to the Following Year's Assessment, which is required by law.

Musa Wolcott made a motion to approve the resolution

The resolution passed.

Tere Bippes and Musa Wolcott will sign the resolution.

~ Paul Osborn, Landscaping/Architecture:

Paul reported that:

- Shirley Chapmans pergola was approved.
- Paul introduced the committee of 5, Larry Shadle co-chair, Carol Ollivier, Carole Burnside, and Larry Walker.
- They dealt with Pacific Landscape having two major personnel changes, the Account Manager for our account and the On Site Crew Chief.
- The committee surveyed the HOA asking if they were satisfied with the level of maintenance or if it was below their expectations. If so what needed to be upgraded and would they want to be contacted. 34 of 48 responded, 7 asked to be contacted. They reached out to all 7 and talked with all but one. Larry Shadle wrote a summary and sent it to the HOA.
- During the winter the committee continued to identify and plan for projects. Larry will be presenting the major landscape recommendations for this year at the special meeting on Friday.
- They have made progress in getting cooperation from the golf course in identifying and rectifying the perpetually wet areas along our common border, although there is still a lot to be done there.
- The committee is busy keeping the irrigation system functioning, identifying broken pipes, etc. Asking homeowners to report problem areas. Paul is beginning to worry about our aging system having more broken pipes.

~ Kenton and Mary Wolfe, Pool:

- Because of the Covid restrictions, Kenton has no idea when the pool will open, probably when the Governor declares Phase 2 or 3.
- He has left the pool covered to help keep it clean.
- The pool lady is doing a good job keeping the pool maintained, water is crystal clear.
- The pool is 75 degrees without being heated. It can be uncovered and ready to use within a day.
- Mary and Kenton continue to keep pool maintained and clean, keeping everything balanced and good shape.
- No big expenses. Probably saving money because it isn't being used, or heated.

~ Nan Moon, Shirley Chapman, Welcome:

- Met with Marna Wier who moved into Carmella's house.
- Probably this weekend, will meet with Nancy Davis who has moved next door to Tere.

~ Sandy Batte, Leslie Walker, Emergency Preparedness:

- Katie Howe stepped down as the committee co-chair. She will continue as a Pod Captain. Sandy thanked Katie.
- Leslie Walker is the new co-chair.
- The ten Pod Captains continue to be engaged in the twice annual meetings/ training conducted by the CCC general EPPS committee:

Fall 2019 Meeting: focus was on Shake Out drill which was held 10/17/2019. Only 20 of our homes participated.

May 2020 Meeting: Captains heard information on community resiliency, 2 way radios, actions steps to take in the event of an earthquake, how to evaluate post traumatic stress.

- On 10/01/2019 a meeting of the Pod Captains was held to review our HOA's plans for Shake Out and reviewed/practiced use of our 2-way radio. We have added 2 additional radios to those stored in the Pool House, one is kept at the Walkers's home and one at Fivecoat's.
- Another meeting of Pod Captains is being planned and will be held via Zoom in the coming weeks.

~ New Business:

- Election results, Mary Wolfe's and Leslie Walker's 3 year term expired this year and both agreed to serve another term.
- Last year the ballots were mailed and we received 34 returns, this year we emailed the HOA and received 19 returns.
- We require 20% of the homeowner vote, roughly 10 ballots. Next year we may go back to mailing the forms so that we will get better participation.
- Tere welcomed Mary and Leslie and thanked them for their service.

Discussion:

- Marna Wier's stepson's car was broken into last night and a computer was stolen. Charbonneau security woke them up and alerted them to the break-in.
- Security mentioned that there have been several break-ins in the neighborhood.
- Kathy Harp praised Sandy Batte who stepped up and accepted the CCC chairmanship for Disaster Preparedness.
- Kenton thanked the board for their service.
- Tere thanked all the committee members and board members for their service.
- July Board meeting will take place immediately following adjournment.

Next Board Meeting Wednesday, August 19, 7:00pm. Location to be announced.

Meeting adjourned.

Respectfully submitted
Musa Wolcott