

Charbonneau Greens Townhome Association

Special Landscaping Board Meeting

Friday, July 17, 2020, 3:00pm, Cypress Point guest parking area

Tere Bippes called the meeting to order.

Officers present, Tere Bippes, Leslie Walker, Paul Osborn, Mary Wolfe, Musa Wolcott.

Larry Shadle explained the Reserve Account Summary:

- The reconciliation shows \$154,575 available for 2020.
 - Schwindt plan recommends \$95,488 for the end of the year so there is \$59,087 available to get things done in 2020.
 - There is a pending bill for \$1,985. to Good News Tree Service for the recent Japanese Maple trimmings.
1. **Bark Chips**, \$13,875. Pacific Landscape (best bid) will blow in 35 units at 1.5” depth. The bark will be medium hemlock. It is good looking and will be longer lasting than the job done before. A unit will be dropped in parking areas for homeowners to ‘touch up’ areas that may get missed in the blow in. If needed, a landscape committee member would help a homeowner spread in their area. Other bids were Rexius (35 units at \$14,280) and Bark Blowers (28 units at \$11,200).
 2. **Ginger Goodall Project**, \$691.00. Plants replace the area at the corner of Cypress Point and Boones Bend Road where good grass will not grow. The bid is for preparing the area and doing the planting. Ginger is providing approved plants.
 3. **Fivecoat/Olsen Project**, \$1,948 plus plants (1,000?). Area is in front of two residences. All shade, area has many roots and good grass will not grow. Pacific Landscape wanted to charge a design fee and make this a much bigger deal than it needed to be. They will do all the prep and planting and the HOA will provide the plants.

4. **SmartLink Water Controller**, \$3,438, Pacific Landscape. This system can provide many benefits. The HOA irrigation system is old and can really needs a deep dive. This system provides scheduling based on the weather. Unlike now when we have a turn on/turn off dates and adjustments through the summer depending on temperature, rain, etc., this controller system is all automatic. The sign-on includes replacement of all four timers and mapping with location of all sprinkler heads. This is a big deal. It is a wireless 'smart' system. Sprinklers will not run when it rains and we will not have to worry during dry spells as the HOA will have an on-sight weather station that sends signals to the controllers. Note that once it is up and running, there is a \$172/month subscription fee. However they claim there is a 20%-30% water savings at improves overall efficiency. Based on our annual water budget of \$6,400, we could save, conservatively \$120. a month. Something we should think about . It has been a real hassle trying to keep on track with a watering schedule.
5. **Rocks Around Trees** \$3,150. Estimated that there are 21 trees that could be trimmed out in rock, the bid from Pacific Landscape is \$150 per tree. Trees are within our HOA and along French Prairie Road. It all needs work. That is a good price; Allscape wanted five times that amount. We've had comments from residents that like the look. We looked at the round river rock (like is along Cypress Point) and the chunky rip rap type (like across the street at Springridge) and would go with the river rock.
6. **Grass Removed from Problem Areas**, \$2000. estimated. Pacific Landscape has a bid for \$5.00/sq ft to remove clumps of dead grass and grass in areas that won't grow healthy or are difficult to mow. There are around a dozen areas that would be addressed. We had discussed this project for a couple of years and it needs to be done.
7. **Fall Lawn Reseeding**, \$4,000. Several areas within the HOA and along French Prairie Road are in need of overseeding. We did a couple of areas last year and they came out great.

Total high Estimate for all projects = \$33,000.

Paul Osborn made a motion to approve spending for the projects.
Musa Wolcott seconded the motion and the motion passed.

Kenton Wolfe suggested everyone check their gas meters for leakage.

Tere adjourned the meeting.

Respectfully submitted,
Musa Wolcott