

Garden Homes at Charbonneau Greens Townhouse Association

August 2020 Zoom Board Meeting:

Tere Bippes opened the meeting

Treasurer: Mary Wolfe reported that:

We are in good shape with \$21,491.92 in the checking account, and \$137,095.63 in the reserve account. A copy of the financial report will be sent out to the HOA.

Landscape Committee: Paul Osborn reported that:

- Shirley Chapman's skylight was approved.
- There is a pending request from Dick Frey for a wood-burning fireplace on his deck. CCC is involved, wants a demo before deciding.
- A proposal for a dusk-to-dawn security light on Katie Howe's south garage wall with the following conditions:
 1. A \$500 limit.
 2. Make sure future owners are aware of the agreement by having the switch inside the garage labeled with an explanation, and instructions to call HOA officer for maintenance.

Paul made a motion to approve the proposal for the light, Mary Wolfe seconded, it was approved.

- A landscape designer walked the HOA with the committee and made suggestions about upgrading the landscaping. One suggestion was to remove three old maple trees before they cause further structural damage to property.
- Plans are in progress to remove those trees, a cypress tree and possibly another maple tree requested by homeowners. Homeowners must agree before any trees are removed. The trees being considered for removal are on:
32380 Del Monte Dr.
32395 Del Monte Dr.

32330 Del Monte Dr.

32305 Del Monte Dr. (the cypress)

and possibly one on 32400 Del Monte Dr.

The cost should be less than \$15,000 for all of them. The Reserve account has sufficient funds for this project. Paul Osborn made a motion that the request be approved, Mary Wolfe seconded and the motion passed.

- The same landscape designer has offered to make an inventory of the irrigation system, identifying places where the sprinkler heads need to be moved, modified or adjusted to provide the best coverage for lawns and landscaping. His fee could be up to \$1,200. Paul Osborn made a motion to approve the request, Musa Wolcott seconded.
- The city removed major limbs from the tree on French Prairie Road and Carmel Circle. The limbs being bumped into by trucks.
- The city is informed about the flooding conditions restricting mailbox access on Del Monte Dr. It is #30 on their list of issues to be addressed. The committee is looking into other options for fixing the access to that mail box as well as 2 others in the HOA.
- The committee is frustrated with Pacific Landscaping not following through, or finishing projects that have been scheduled. They hope to find a smaller company who will take more pride in their service, and be more responsive. • The bark chips could only be scheduled for September, which seemed to be a waste so late in the season. Spreading of the chips has been rescheduled for the spring. The beauty can then be better appreciated for a longer period of time.
- The rocks around the trees and the removal of sod for landscaping and other treatment around trees should be wrapped up this season.

Pool: Mary and Kenton Wolfe

Kenton continues to keep the pool maintain during Covid. It is ready to open on a moment's notice.

Welcome: Nan Moon, Shirley Chapman

All new neighbors have been welcomed. The Hoge's house sold and new owners will move in next month.

Tere will update the directory with the new names.

Emergency Preparedness: Sandy Batte, Leslie Walker

- **Sandy and Leslie** are hosting a pod captain's meeting August 27th. The meeting will be a refresher for working the walkie talkies and to cover the plans for the Shake Out on October 15.
- The CCC has asked that Public Safety be added to the list of responsibilities for Emergency Preparedness. Sandy and Leslie will keep us updated on how to make people more aware, possibly a Neighborhood Watch.

New Business:

- In 2021 we will continue with the same schedule for the HOA meetings, CCC lounge, third Wednesday at 7:00PM.
- Shirley Chapman asked about speed bumps on French Prairie. Sandy said the city is aware of the speeding issues and is looking into different ideas.
- TWR is opening a substation on Miley Rd. by I-5 and expects to have an EMT truck and 2 paramedics in place by October.

Meeting adjourned

Next HOA Board meeting: Wednesday, Sept 16th, 7:00pm

Respectfully submitted by Musa Wolcott.