

Garden Homes at Charbonneau Greens Townhouse Association

Zoom Board Meeting: Wednesday, October 21, 2020

Officers present:

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

~ **Mary Wolfe**, called the meeting to order.

~ **Mary Wolfe, Treasury Report:**

Mary reported that we are doing very well financially.

Because of the pandemic we are not spending money, on pool parties, etc.

Larry Shadle reported that our big bills from the reserve account were:

- \$500. security light on Carmel Circle
- \$690. landscaping on Boone's Bend
- \$1985. Japanese Maple trimming

~ **Paul Osborn, Landscaping/Architecture:**

Paul

- Thanked Del Monte residents for patience with the tree removal process.
- 5 large trees removed on Del Monte
- Waiting for the stump grinding to be done. Paul wants to be present to salvage sprinkler heads.
- Trees, evergreen shrubs and grass will be planted according to the homeowner's preference. Replacement trees will be as large as can be easily transplanted.
- Sod will be replaced with river rocks around several existing trees.
- Reseeding, or over-seeding in areas will be done in the spring.
- Bark mulching will be done in the spring.
- Access to the Del Monte mailbox will be addressed by the city when the tree removal project is completed.
- Pacific Landscaping submitted a survey requesting an evaluation. The committee plans to be honest. The committee has proposed revisions to the

contract. Like removing 'as needed' with a specific time frame, and make sure all the sprinkler heads are working properly.

- Working on the 2020 budget.
- A safety demonstration for Dick Frey's outdoor fireplace is pending.
- Pacific submitted a proposal of \$625. to maintain the south bank of the golf course path in 2020. Because of the written agreement with CHOA, they will pay half.
- Paul is revising the outdated Landscape/Architecture request form.
- Our website needs refreshing.

Larry Shadle, reserve account:

- \$143,700. in reserve + \$10,680. dues = \$154,400 for 2020. Reserve plan requires \$95,488. in the bank at the end of the year. We have \$59,000. available for 2020.
- Big trees, \$15,000.
- Rocks, \$4700.
- Sod removal \$1000.
- Lawn reseeding \$1200. (probably too cold now)
- Replace cut trees with tall growing Japanese maples@ \$200 ea.
- Re-landscaping where trees were removed \$4000.
- Probably all adding up to about 30K, at the end of the year.
- \$29,000. available for bark chips, concrete work in 2021.
- The reserve account continues to be well funded.

~ Kenton and Mary Wolfe, Pool:

Mary reported for Kenton:

- Continues to keep the pool area clean, removed pool cover and cleaned pool, caulked pool deck and concrete joints, treated pool deck with Wet and Forget, cleaned off pool house roof and treated for moss prevention, checked equipment and worked with the pool lady.
- Removed 3 dead arborvitae from pots. Will replace in 2021.
- Because of business interruption...Covid, Clackamas County will refund \$465. for the annual permit.

~ Nan Moon, Shirley Chapman Welcome:

- **Nan** reported that it has been very quiet.
- Michael and Marilyn Pridemore will be moving into Hoge's house.
- She will get the information on the renter.

~ **Sandy Batte, Leslie Walker, Emergency Preparedness:**

Leslie reported that:

- We had 26 homes participating in the Shake Out.
- Dick Kaegi won the raffle.
- Sandy's brownies were a success.
- Katie Howe helped check in on a few people.

Sandy reported that:

- CCC had 42% who participated, a 14% increase from last year.
- Believe that the fires and Covid brought fresh understanding for the need to participate.
- Working to improve radio communications.
- They are helping Donald and Aurora to get involved.

New Business:

- We review and will vote on 2021 budget in November
- Nan asked about shrub trimming. Pacific may begin this week.
- Nan asked about turning off gas and water, Sandy will help her.
- Sandy asked if there is anything we can do to help Tere.
- Carole thanked Sandy for setting up Zoom.
- Shirley expressed concern about Dick's outdoor wood burning fireplace.
- Larry Shadle said that he was glad to see homeowners participating in the meeting.
- Everyone joined in thanking the Landscape Committee for their good work.

Meeting adjourned.

Respectfully submitted
Musa Wolcott