

Garden Homes at Charbonneau Greens Townhouse Association

Board Meeting: Wednesday, 7:00pm, January 20, 2021
Zoom

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 in very good shape.
- Because of Covid, 2020 expenses have been less than expected. Excess funds at the end of the year need to be moved to an administrative line.
- Leslie Walker made a motion to move the excess funds, \$2500, to an administrative line. Musa Wolcott seconded it, the motion passed.
- A lien has been filed against a homeowner for failure to pay dues. A collections attorney will be called if necessary. Sufficient funds are allocated in the budget if we need to cover the debt.

~ Paul Osborn, Landscaping/Architecture:

- Sierra NW Landscaping Company is doing a good job. They are coming on Tuesdays.
- The issue surrounding our installation of rocks around trees along French Prairie Road was addressed by sending a very thorough response to Gary Newbore and Rick Schram of the CCC AC committee asking them to support us in a response to the city. The two concerns were damage to roots and potential for rocks in the street.
- Good News Tree Services says rocks actually protect the roots from the sun and lawnmowers.
- Rocks are in other parts of Charbonneau so a precedent is set.
DelMonte drive projects:

- It is necessary to wait until the water is back on in March before reconnecting the irrigation where the trees were removed.
- The affected owners have suggested waiting until spring to landscape the areas.
- The city's idea of a drain line, diverting water accumulation in front of the Del Monte mailbox to the culvert on the south side of Del Monte, won't work.
- The committee is exploring other solutions as well as what approvals will be needed.
- Moss on roofs is homeowners responsibility to avoid fines by the CCC.

~ Kenton and Mary Wolfe, Pool:

- Wet and Forget will be applied on the pool house roof to remove the moss.
- Maintenance continues through out the winter, keeping water circulating at night, checking the boiler periodically, removing old grout and caulking the joints around the pool.
- The pool can be opened within 24 hours.
- Restroom is unlocked for landscape crew.
- We have the 2021 license and may get a rebate on 2020 license because pool was closed.
- The 2020 license increased from \$40.00 to \$465.00.
- Kenton thanked the board for everything they have done.

~ Nan Moon, Shirley Chapman Welcome:

- Nan thanked Leslie for greeting the new neighbors while she and Shirley were under the weather.

~ Sandy Batte, Leslie Walker, Emergency Preparedness:

- There will be a Captain's meeting in the spring.
- CCC spent \$2000 on new medical equipment and first aid supplies to be used in an emergency by Medically Trained Residents.
- CCC will be buying 2 portable generators to be used for supplying electricity to the clubhouse building during an emergency.
- CCC has offered the clubhouse for Covid vaccinations.
- At the end of this month there will be an EMT station just off of I-5 .

~ Old Business:

- Leslie Walker offered to be responsible for updating the website. Her goal is to make it more user friendly. Larry Walker and Paul Osborn are on her committee.

~ New Business:

- The CCC will be sponsoring a shredding truck for old HOA documents. Mary, Leslie and Nan have documents to be shredded.
- Ted Stohr died recently
- Larry Shadle reported on the Reserve Study. The Reserve account is in good shape but it is time to update the study. He will contact Schwindt & Co. to schedule the process.
- Paul Osborn made a motion to contact Schwindt & Company to arrange for the required 2021 update of the Reserve Study for up to \$1000. Leslie Walker seconded the motion, the motion passed.
- We are saving money with the new landscape company.

Meeting adjourned.

Next HOA board meeting will be held Wednesday, February 17th, at 7:00pm.

Respectfully submitted,
Musa Wolcott