

# Garden Homes at Charbonneau Green Townhouse Association

HOA Meeting April 21, 2021 by Zoom

**Officers present,** Tere Bippes, Musa Wolcott, Leslie Walker, Paul Osborn

Tere Bippes called the meeting to order.

**Treasurer:** Tere reported for Mary who was absent. We are in good shape. Sierra NW landscape charged a little more than usual because of the ice storm clean up.

**Landscape Committee:** Paul Osborn

~ Sprinklers have been repaired and are operating except where the mainlines need to be repaired on Del Monte. When that is complete, the Del Monte landscaping can be finished.

~ There is \$147,000. in the reserve account. \$87,000. is available for 2021. We have spent \$2600.

The list of things to be done in 2021:

~ Finish Del Monte irrigation and landscaping.

~ Bark chips.

~ Concrete replacement. Will include a pad for the Del Monte mail box.

Tuesday **April 27th 5:00 pm** the concrete guy will come to talk to homeowners about private work that they would like to have done. So far 9 homeowners want a proposal.

**Webpage:** Leslie Walker

~ Leslie, Larry Walker and Paul Osborn have been editing the webpage to make it more user friendly. The first round is finished and has been sent to Ron Browning. They are working on the second round.

~ Anything to be posted on the website should be sent to Larry Walker who will get it to Ron Browning.

~ No personal information about homeowners will be published on the website.

**Welcome:** Nan Moon, Shirley Chapman

~ No new neighbors. Caught up with Nancy Davis

~ Peter Clarkson's house is empty. It is possible that it will be a rental.

**Disaster Preparedness:** Sandy Batte, Leslie Walker

~ There will be a Pod Captain meeting in May. Will be practicing with the radios.

~ Will be updating the contact information sheets. Want cell phone numbers.

~ CCC looking to get an emergency siren for fire season.

**Old Business:** HOA rental policy

Paul referred to his March 24th email to Board members in which he identified at least seven issues from the Arbor Lake Townhome Association (ALTA) draft we should resolve to move forward on our own rental policy:

1. To decide how many units we think should be allowed to be rented. ALTA specified 15% which would be 7 of our 48 units. **We settled on 10% or 5 units.**

2. ALTA requires that any rented unit which changes tenets goes to the bottom of the waiting list if there is one. **Paul suggested we give**

**an owner at least 90 days to re-rent a unit before losing their approved rental status. His suggestion was approved.**

**3. Hardship exemptions which would allow a unit to be rented in excess of the proposed 10% limit ALTA has four categories with different time extensions from 180 days up to 2 years. There was general agreement that this issue should be simplified into one category. Paul will work on a recommendation.**

**4. Temporary situations such as a unit for sale or one that has been acquired by foreclosure. We agreed to keep ALTA'S language.**

**5. ALTA'S policy of approving each new tenant. We agreed to eliminate this requirement.**

**6. Our motivation for having a rental policy. We agreed our primary goal is to eliminate short-term rentals such as Air B&B or VRBO- type rentals. Paul suggested that we not allow rentals planned for less than 180 days. After discussion, we settled on a 1-year minimum term. Of course plans may change but we agreed every rental should require a written agreement approved by our HOA Board which would show the 1-year term.**

**7. Make sure the written agreement includes what every tenant should know about their responsibilities as a resident of our HOA. We would receive a copy of every signed agreement just as we do when someone buys a unit in our HOA.**

~ Resident Nancy Davis suggested we consider addressing insurance requirements and we agreed to get agent Jay Puppo's input. Nancy also suggested we may need to have language about inclusiveness which can be addressed by our attorney.

~ It was also agreed during the discussion that there should be no limitation on inter-family rentals, e.g., where one family member owns a unit specifically for occupancy by parent or grandparent.

~ Paul will try to put these decisions into a document like the ALTA draft so it can be circulated among our Board members and maybe even our attorney before our May meeting since adopting this policy would require amending our bylaws. We think most of the administrative details can be handled by making adopted rules available on our website.

### **New Business:**

~ Tere Bippes and Musa Wolcott's terms are expiring. Two board positions will be open in June.

~ Our HOA meetings will be via Zoom for the remainder of the year.

~ May board meeting will be at 4:30 pm so as not to conflict with the CCC board meeting.

~ More pool keys are needed. We may have a problem since Wilsonville Lock and Key is gone.

### **Meeting adjourned**

Next HOA meeting May 19, 4:30 pm via Zoom.

Respectfully submitted,  
Musa wolcott