

CHARBONNEAU GREEN BOARD MEETING MINUTES
August 18, 2021 - 7:00 p.m. – via 'Zoom'

Board Members Attending: Paul Osborn, Larry Shadle, Carole Burnside, Leslie Walker

Board Member Absent: Mary Wolfe

Treasurer's Report - The July 31 financial statements were distributed to the Board. In Mary Wolfe's absence, Larry made an impromptu report:

- We were over budget in July due to our water bill. This could be from watering nightly during our hot weather.
- Our Reserve Account is in good shape. We have \$101,000 in the bank plus \$23,000, which we received for 2021 monthly dues.

Architecture/Landscape Committee Report - Larry Shadle

- The retaining wall by the Del Monte mailbox has been completed and looks nice. Jaime and his crew will trim up the area behind the wall and move a sprinkler head.
- The weeds have still not been sprayed by the Walkers on the golf course side. We will discuss this with Jaime.
- The fence between Nancy Davis and Tere Bippes has been completed.
- Barrier Pest Control came out and confirmed rats around the buildings near the pool are likely being attracted by the bird feeders. The old tiles stacked by the pool are not the reason for the recent rats in this area. Barrier will put bait out for a cost of \$65 initially and \$100/quarter for a total of \$465/year. We agreed to hire Barrier for one year.

Pool Report - No report. Kenton Wolfe was out-of-town.

Welcome Committee Report - Nan Moon

- There were no new residents to welcome.
- Peter Clarkson's house has been remodeled. There has been a car in his driveway, which could belong to a family member. Nan will check this out.

Emergency Preparedness Report - Sandy Batte

- Steve Fivecoat has replaced all out-of-date/expired medical supplies, which are stored in our Pool House. Thank you, Steve!
- There will be a community-wide Zoom meeting of all Captains on 9/21/21.
- 'Shake Out' will be on 10/21/21 this year.
- EPPS will be providing all HOA Captains with customized Safety Vests so they will be identifiable in an emergency.

- TVF&R's new Station 54, with a rescue vehicle, is finally under construction. It will be staffed 24/7 with EMT's.

Old Business - Paul

- Paul reported our attorney, Greg Coxey, is close to completing his review of our Rental Policy and should have it back to us shortly.

New Business - Paul

- The CCC's Architectural Control Executive Committee recommended banning all outdoor open fires but the CCC Board decided Dick Frey's previously approved outdoor fireplace, which is enclosed and meets fire safety standards, is an acceptable exception. The ACEC was directed to rewrite their proposal to accommodate this example.
- The ACEC was also asked to develop a policy for homeowners wanting to install generators in case of another power outage.
- Ray and Jill Goodness' e-mail to the Board regarding our Pool Rules possibly being changed was discussed. Passes for guests are being considered. Any changes will go through our attorney first.
- Regarding our Christmas Party, Larry reported Daltons quoted \$60 per person for this year and said they are generally not doing small parties anymore. We are considering alternatives. The CCC projects only parties of 30 or less will be allowed in the building.

Our next Board Meeting will be held in person on 9/15/21 at 3:30 p.m. at the CCC. A camera was purchased to allow owners to attend via Zoom if they prefer.

Carole Burnside
Charbonneau Green Board Secretary