

Garden Homes at Charbonneau Greens Townhouse Association

Annual Board Meeting

June 16, 2021

CCC Pavillion

Officers Present:

Tere Bippes, Mary Wolfe, Musa Wolcott, Leslie Walker, Paul Osborn

Tere brought the meeting to order.

Secretary:

The 2020 Annual HOA meeting minutes were reviewed by the board prior to the meeting, there were no corrections or additions.

Leslie Walker moved to approve the 2020 minutes, Mary Wolfe seconded. The motion passed.

Committee Reports:

Treasurer: Mary Wolfe

- We are in good shape. A lien on one property being paid off monthly.

Checking Account: \$35,850.70

Reserve account: \$138,057.67

Total assets: \$146,784.20

- Motion made to approve that the Annual Excess Income be applied to following years assessment.

Musa Wolcott moved to approve the motion.

Paul Osborn seconded.

The motion passed.

- HOA vote to forgo professional annual audit for 20/21 passed with more than the 60% required vote. 31 approved, 3 against
- Tere said we could do an internal audit with 2 or 3 non board member residents of the HOA meeting with Ann Higgins, to review our records, if we desired. Ann feels we have good checks and balances checks in place.

Landscape/Architecture Committee: Paul Osborn

Members of the committee: Paul Osborn, Chair, Larry Shadle, Co-chair, Carole Burnside, Secretary, Larry walker and Carol Ollivier.

- The dangerous low hanging limbs on the oak tree at the corner of French Prairie and Carmel Circle were removed.
- Rocks were installed around more trees in the HOA and along French Prairie Road.
- Four large maples and one cedar tree were removed on Del Monte Circle. New trees, sod and shrubs were planted in the spring.
- Sierra NW Landscaping was hired to replace Pacific Landscaping with very good results.
- Concrete replacement for HOA driveways is in progress. Homeowners have the opportunity to have work done on private driveways.
- The issue with safe access to the Del Monte mailboxes is also being addressed at the moment.
- The bi-annual bark project is scheduled for June. A unit will be made available for individual use.

Pool: Mary, Kenton Wolfe

- Pool was closed last year but was ready to open if allowed.
- Pool is now open, 85 degrees and very clean.
- Takes about 3 or 4 hrs a week, chores twice a day.
- Asked for volunteers, and for swimmers to read the rules.
- Bathrooms are left open on Tuesdays for landscapers. Also now for the concrete crew.

- New pool toys are in pool house.

Welcome: Nan Moon, Shirley Chapman

- Welcomed four new families in the last year.

Disaster Preparedness: Sandy Batte, Leslie Walker

- Katie Howe stepped down as Co-chair. Leslie Walker is the new Co-chair
- Steve Fivecoat checks medical supplies and the two way radios in the pool house.
- Shake Out drill on 10/15/2020. Lower participation because of Covid.
- Held a Pod Captain's meeting on emergency procedures.
- The CCC committee reviewed lessons learned from the ice storm power outages and the 2020 forest fires. Suggestions can be found on the website:
 - Encouraging residents to share their cell phone numbers for text alerts.
 - Asking the community to use their HELP/OK signs during a disaster...like the ice storm.
 - Making the community aware of emergency equipment that is vital during a power outage, plug-in emergency lights, back-up batteries, cell phone chargers, lanterns, and camp stoves.

Website: Leslie Walker

- Leslie Walker, Larry Walker and Paul Osborn are almost finished updating the website.
- Webmaster is updating archive.
- Changing the name to Charbonneau Green, the correct name.

New Business:

- Tere Bippes and Musa Wolcott have terms expiring.

- New board members certified, Carole Burnside and Larry Shadle and 34 ballots approving the new board members.
- Tere thanked the volunteers for their participation in making our HOA a wonderful place to live.
- She presented Mary and Kenton, the pool committee a gift certificate for all of the hard work that they do keeping our pool beautiful.
- December 8th, 6:00pm the Shadle's will host the annual Holiday Party again.
- August pool party will be a casual, byob mixer.

Paul Osborn thanked Tere for her 16 years on the board, 12 as president. He presented the board's gift of yellow roses to her.

Paul Osborn announced that, per Section 4.9 of our bylaws, a short June Board meeting will be held at the Pavilion right after the Annual Meeting.

Next HOA Board meeting: July 21
Location to be announced

Respectfully submitted,
Musa Wolcott