

CHARBONNEAU GREEN BOARD MEETING MINUTES
September 15, 2021 - 3:30 p.m. – via Zoom

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

Treasurer's Report - Mary Wolfe:

Our HOA is financially in good shape. One homeowner neglected to increase her monthly dues amount and has been paying \$3.00 less a month since our January 2021 increase. Another homeowner is in arrears. She did start paying for back dues but has since stopped due to a death. Paul will need to contact these two.

A/L Report - Larry Shadle:

The project next to Katie Howe's house was completed this week. The new retaining wall behind the mailbox on Del Monte was filled in and the surrounding lawn area has been reseeded.

An electrician has been contacted to move the south-end sprinkler controller from 8620 Carmel Circle to 32300 Del Monte Drive. Sierra NW will move the controller. Paul monitored the electric meter for the Boones Bend controller from September 2020 to September 2021 and the cost for the year was only \$6.60. Gene and Kathy Harp have agreed to this change, which will add a few dollars per year to their electric bill.

Our controllers have been set to water five days a week. The CCC will be shutting the water off in a few weeks.

Barrier Pest Control has set six rat bait boxes around the buildings by our Pool area.

Sierra NW will be fertilizing and spraying for crabgrass and broadleaf weeds. They will also do a treatment for moss and crane fly.

Pool Report - Kenton Wolfe:

Kenton reported some of our homeowners are feeding the squirrels. He has found peanut shells around the Pool area, which attracts rats.

Our Pool passed the County Health Inspection. Our Pool will close this Saturday for the winter.

Emergency Preparedness - Sandy Batte:

A meeting of our POD Captains was held 9/10/21. Safety Vests and Captains' Packets were distributed.

'SHAKE OUT' is on 10/21/21 this year. Leslie will order the materials, pick them up and then deliver them to POD Captains for distribution to our homeowners. **WATCH FOR YOUR SHAKE OUT INSTRUCTIONS!** This drill is vital to our HOA's resiliency in the event of a major emergency. **PLUS:** You can win emergency lights for your home **AND** get a free brownie - or two!! Let's impress with a big turnout!

It was decided POD partners will practice one-on-one with emergency radios three times a year to keep up our skills. The radios are a vital link in the event of an emergency.

Sharing a key to your home with a trusted neighbor is beneficial to you in the case of any emergency. There are several reasons to do this! Watch for further information in the next Newsletter.

(Sandy has recently been appointed Co-Chair of the CCC Emergency

Preparedness & Safety Program. Congrats, Sandy! You are very valuable to us and are sincerely appreciated!)

Welcome Committee - Nan Moon:

A family member of Peter Clarkson is staying in Peter's house. We have no information whether he will be renting or buying. Nan will get more details.

Unfinished Business - Paul Osborn:

Paul has reviewed our attorney's response to our suggested revisions regarding a Rental Policy and sent it back with further suggestions about short-term occupancies based on an article circulated by the CCC Board. Our attorney's fee so far is over \$1,600, which exceeds our budget for legal work this year, but we have reserves to cover it.

We are also reviewing our pool rules concerning guests and will submit our ideas to our attorney for comment. Paul reported CHOA allows any family member to use their pools and spas without a homeowner present. We will stay with our definition of 'guest' as anyone who does not live in our HOA.

New Business:

Larry Shadle reported we have spent almost \$63,600 from our Reserve Fund this year, mostly for new concrete and storm cleanup. Our balance is \$105,600 and we will receive another \$15,500 from dues in 2021.

Mary noted the amounts for our 2022 budget need to be submitted at our November 17 Board Meeting.

Paul will reserve the Pavilion from 4:30 to 8:30 on 8/9/22 for our next Summer Party. The party will be held from 6:00-8:00 p.m.

Our next CG Board Meeting will most likely be held only via 'Zoom' at 3:00 p.m. on 10/20/21. We will announce if we can also meet in person in the CCC Lounge.

Please Note: The meeting time for our Board Meetings has been changed from 3:30 p.m. to 3:00 p.m. If joining the meeting via Zoom, everyone is asked to log onto the meeting **BY 2:50** p.m. so the meeting can start on time.

Carole Burnside
Charbonneau Green Board Secretary