

CHARBONNEAU GREEN BOARD MEETING MINUTES

October 20, 2021 - 3:00 p.m. – via Zoom

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

Absent: Mary Wolfe

Minutes:

Paul noted Carole Burnside's September minutes were sent to the Board members and, without objection, have been posted on our website.

Treasurer's Report - Mary Wolfe:

In Mary's absence, Larry Shadle reported:

We are under budget and are in good shape. Our water bill was high due to very hot summer weather and our legal expenses were over budget due to work on our 'Rental Policy'. Our Reserves Account has \$5,000 more than projected. We need to approve our 2022 budget at our November Board Meeting.

Architecture/Landscape Committee Report - Larry Shadle:

1. We have not received any new architectural requests.
2. As reported in our October Committee Minutes, we met with Jaime Sierra to discuss what we expected from him according to our contract. Jaime assured us these projects would be done. He also agreed to stay in better communication with us.
3. Four other projects to be done this year are: cut back the Ivy, which is growing up a tree behind Carol Ollivier's house; repair the dead lawn area around the front of the Walker's house; trim back 4 rhodies by Carole Burnside's house and 1 rhodie by the Pridemore's garage; complete the Pool area plantings.

Pool - Kenton Wolfe:

In Kenton's absence, Paul noted the pool is closed for the Winter and Kenton is working on the underwater light again.

Emergency Preparedness - Sandy Batte:

'SHAKE OUT' is 10/21, at 10:21 a.m. Come to the Pool House to win emergency lighting for your home and get a brownie!

Thanks to Leslie Walker for taking on distribution of 'SHAKE OUT' materials to all our POD Captains and thanks to our POD Captains for their continued support!

UPDATE:

1. Our 'SHAKE OUT' drill was a HUGE success with 38 of our 48 homes participating! Carole Burnside was the winner of the emergency lighting!
2. Charbonneau and the Wilsonville community have seen a spate of car thefts and garage break-ins in recent weeks. Police believe these were perpetrated by a more sophisticated crew traveling up and down the I-5 corridor and they have now moved on but they remind us: Lock your home/garage at all times; keep your car garaged and locked; do **NOT** leave anything in plain view in your car to attract a break-in.

Welcome Committee - Nan Moon:

No new homeowners to welcome. Nan reported the renter in Peter Clarkson's house is a nice neighbor to have. He is Peter's ex-son-in-law. Paul noted this property would not count as a rental under our proposed rental policy because he would be considered a family member.

Unfinished Business - Paul Osborn:

Our attorney has given us the final version of our proposed 'Rental Policy'. Paul asked if the Board has any changes for the Policy, especially in the percentage limit. Hearing none, he will send the proposal with a summary to our homeowners and ask them to contact him if they have any questions or comments. He will report the feedback at our November meeting. Once this step is completed, our 'Rental Policy' will be submitted to our owners for a vote.

New Business:

Larry Shadle reported Dalton's Catering quoted \$60/person for our Christmas Party and said they are not interested in catering small parties anymore. We discussed having a potluck where everyone brings a dish to share and charging \$5/head to cover miscellaneous expenses. Some felt a potluck would make it feel more like a picnic rather than a nice party. Due to COVID restrictions, it was agreed to cancel it this year. If a reasonable caterer can be found, having it catered was the popular consensus for next year.

Our next CG Board Meeting will be held via 'Zoom' at 3:00 p.m. on 11/17/21. It will be announced if we will also meet in person in the CCC Lounge. 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.