

## **CHARBONNEAU GREEN BOARD MEETING MINUTES**

**November 17, 2021 - 3:00 p.m. – via Zoom**

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

### **Minutes:**

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

### **Treasurer's Report - Mary Wolfe:**

Mary reported we are under budget and in good shape even with our attorney's expenses. At her request, Larry commented our Reserve Fund has over \$113,000 and there is about \$8,000 expected for the remainder of the year for a final balance of over \$121,000 for 2022.

### **Architecture/Landscape Committee Report - Larry Shadle:**

We did not receive any architectural requests in October. We did a walk-around with an arborist who recommended we remove five unhealthy trees damaged by last February's ice storm. Three small trees by the Strombergers (32330 Del Monte Drive) and one small tree in Carmel Circle have already been removed. There is a large tree by the Pridemore's (31950 French Prairie Road), which will be removed after the first of the year. The arborist felt this tree was dying and could soon cause damage to their property.

Our Pool project, plantings, cutting back the rhodies by Carole's (32000 S.W. Cypress Point) and removing the ivy on French Prairie Road behind Carol Ollivier's (8660 Carmel Circle) will begin next week.

### **Pool - Kenton Wolfe:**

The pool company comes every other week during the winter months to check the chemicals in our pool. Kenton cleaned the leaves out of our pool and opens our Pool House on Tuesdays for our landscapers to use. Kenton acknowledged and thanked the Board for all they volunteer to do for our HOA, which was appreciated by all Board members. Thank you, Kenton!

### **Emergency Preparedness - Sandy Batte:**

The 10/21/21 'Shake Out' was a big success with 38 of our 48 homes participating, including a few of our Wilsonville Walkers! This is a 46% increase over 2020! Overall, 590 of the 1,323 homes in Charbonneau participated, which is a 4% increase over 2020. Charbonneau Green had the largest percentage of participation in Charbonneau. **WAY TO GO!!!**

**Welcome Committee - Nan Moon:**

There were no newcomers to our HOA and, therefore, was nothing to report.

**Unfinished Business - Paul Osborn:**

We received seven responses to the Rental Policy notice sent to our homeowners. One suggested the \$100 penalty under 'Section 11-Assessments' could be taken advantage of. Paul has submitted this comment to our attorney. Most comments were grateful for our efforts. One comment, which was blind copied to our homeowners, said the policy is too complicated and should only prohibit short-term vacation-type rentals. Paul is going to check with other HOA's regarding their Rental Policies. It was agreed to wait until our January meeting for further discussion of the Rental Policy.

**New Business - Paul Osborn:**

A proposed 2022 budget was presented. Our Administrative Budget includes a \$150 'ZOOM' membership renewal, which is due May 1, 2022, and \$500 for an informal audit of our financial statements and practices. The proposed budget increases our annual operating expenses by 4% in 2022. By holding the Reserve Fund contributions to the current level, it would make individual homeowners' monthly dues increase by only \$6 (2.7%) for a total of \$226 per month. The Board voted to adopt the 2022 budget. It will be sent out with an explanatory letter by the first of December.

Our next CG Board Meeting will be held via 'Zoom' on Wednesday, January 19, 2022, at 3:00 p.m.

**Respectively Submitted,  
Carole Burnside  
Charbonneau Green Board Secretary**