

CHARBONNEAU GREEN BOARD MEETING MINUTES

January 19, 2022 - 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 November Minutes were sent to the Board members and, without objection, have been posted on our website.

Treasurer's Report - Mary Wolfe:

We ended 2021 in good shape. We were under budget except for legal fees. We transferred \$1,500 of excess funds into our Reserve Account. Larry Shadle and Paul are working on a month-by-month spreadsheet of our budget for Ann Higgins.

Larry Shadle reported we have \$121,000 in our Reserve Fund, which is \$6,000 over the plan. \$65,000 was spent for concrete, bark and the Del Monte landscaping project. Verhaalen Painting will not charge us extra for trim in the cost he quoted us to paint and will work with us on the charge for painting the fences. We will have our reserve account consultant Schwindt plug in \$160,000 for painting in 2024 or wait until 2025 to paint.

Architecture/Landscape Committee Report - Larry Shadle:

We had no homeowner requests this month. Sierra needs to clean up the area by the Walker's. Jaime will be contacted to make certain his crew knows this area is within our HOA. Musa also reported Sierra has forgotten to tend to the beds by her house.

Permission has been received and Evergreen Tree Service will be removing the large diseased tree in front of the Pridemore's and the tree alongside Dick Kaegi's garage on February 18.

We are still looking for an electrician to install an exterior electrical outlet on Harp's property so the sprinkler controller can be moved there from the Lea's property.

Pool - Kenton Wolfe:

Our new license for 2022 has been received and is hung in the Pool House. Kenton is still working on repairing the light in our Pool.

Emergency Preparedness - Sandy Batte:

The Tonga volcanic eruption was a reminder we need to be prepared for a disaster. We received a tsunami alert and got waves up to 3-feet higher than normal on our coast.

Clackamas County Emergency Management reminds us, "The best way to ensure you are notified in an emergency is to sign up for alerts at the county level and/or **download the 'Everbridge' mobile app**. Another option is to text your zip code to

888777. Finally, you should always try to monitor local TV and/or radio outlets during an emergency.”

Welcome Committee - Nan Moon:

There is nothing to report.

Unfinished Business - Paul Osborn:

Paul has contacted our attorney, Greg Coxey, about more specific responses to questions on our revised Rental Policy, which Paul submitted to him in November. Our HOA Board continues to want a general rental limit and a prohibition on short-term rentals. Several members have suggested we simplify the policy by only prohibiting short-term rentals. Another idea is to word a ballot so owners can choose between a general rental limit and a short-term rental prohibition, or only the short-term rental prohibition. We need the attorney’s input on how to present this revision to our homeowners.

New Business:

Sandy Batte reported the large round traffic mirror on French Prairie Road at Del Monte Drive was removed by the City after it fell down recently. It needs to be replaced.

Paul's 3-year term on the Board is up this year and we need to have an election before the Annual Meeting in May. Mary Wolfe, Leslie Walker and Musa Wolcott agreed to be the Nominating Committee.

Our next CG Board Meeting will be held via 'Zoom' at 3:00 p.m. on February 16, 2022.

Respectively Submitted,
Carole Burnside
Charbonneau Green Board Secretary