

CHARBONNEAU GREEN BOARD MEETING MINUTES

February 16, 2022 - 3:00 p.m. – via Zoom

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

Paul noted Mary Bowman's daughter Diana had joined our Zoom meeting and welcomed her. She said she had recently purchased Jean Novotny's home and will be moving here in two weeks.

Minutes:

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

Treasurer's Report - Mary Wolfe:

We are a little over budget with legal and administrative expenses this month, but our Reserve Account is in good shape.

Architecture/Landscape Committee Report - Larry Shadle:

No new homeowner architecture or landscape requests. The Pridemore and Kaegi trees have been removed. Our landscapers completed some fine-tuning on plants and grass around our pool. Larry attended a CCC Architectural Control Committee 'Zoom' meeting, which included representatives from A/L Committees of all Charbonneau HOA's. There were 17 participants. Topics included:

1. Roofing and Paint Color Guidelines.
2. A proposed regulation to ban feeding all wild animals will be discussed by the CCC Board. The big issue is not allowing bird feeders (except for hummingbirds) in any area, including courtyards.
3. Electric Charging Stations - No HOA oversight if within a garage. If outside, regulations apply and must be approved by the CCC and the local HOA.
4. Food Trucks are allowed for HOA events but must have a County Permit.
5. Outdoor Wood-Burning Fire Pits - The CCC has adopted very strict rules regarding these. They must be approved by the CCC and the local HOA.
6. Generators - Rules are being finalized by the CCC.

7. Political Signs - Refer to the CCC for guidance. Complaints have been made regarding signs placed by 'Friends of Edith Green Park'.

Pool - Kenton Wolfe:

Mary said Kenton has nothing new to report. Pansies have been planted in this area and look nice.

Emergency Preparedness - Leslie Walker:

Leslie reminded everyone of the 'Neighborhood Watch Program Meeting' for our HOA on March 15 at the CCC Clubhouse at 4:00 p.m. We are hoping for a good turn-out of interested CG homeowners in order to make this successful and keep our HOA safe from thefts and break-ins.

Leslie reported there are homeless people camping on Miley Road, which is not private property. This could mean these campers will try to use Charbonneau's restroom facilities. We need to be aware.

Welcome Committee - Nan Moon:

No new move-ins since our last meeting. Nan and Shirley will meet with Diana Bowman and go over our 'Move-In Packet' with her. Nan is looking over and updating our 'Welcome Packet'. Any additions or revisions will be reviewed by Paul.

Unfinished Business - Paul Osborn:

Mary Wolfe reported for the Nominating Committee stating Paul has agreed to be nominated for another term on our Board. The Committee will be getting ballots ready to mail out to our HOA. A return-stamped envelope will be included with the ballot to ensure ballots are returned.

Paul reported several Board members and other regular meeting attendees had told him informally they would support a rental policy, which only prohibited short-term rentals rather than limiting rentals in general. He has sent a revised 'Short-Term Rental Policy' to our Board members and our attorney. He asked for a show of hands from the Board if they approve of the newly proposed policy. There was 100% agreement. Once we have a response from our attorney, it will be sent to all our homeowners for a vote. Paul has contacted other Charbonneau HOA's asking for their policies on rentals and received three responses.

New Business:

CCC President Gary Newbore has scheduled a second meeting of all HOA Presidents for March 15.

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

Respectively Submitted,
Carole Burnside
Charbonneau Green Board Secretary