

CHARBONNEAU GREEN BOARD MEETING MINUTES

March 16, 2022 - 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 February 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 reported our February financial report shows we appear to be in good shape.

Architecture/Landscape Committee Report - Larry Shadle:

- There were no landscaping or architectural requests. Sierra NW did remove the small rhodie between two larger shrubs by Carole Burnside's driveway. Due to a lack of communication, they moved three plants from the Cypress circle to this location. Sierra NW will be instructed to put two of the plants back in the circle.
- Everything in our budget and Reserve Account is looking good. We will try for a meeting after April 15 with Schwindt & Co., who will review our Reserve Account.
- We also need to get an electrical contractor to install an exterior outlet on Harp's house so the irrigation controller currently attached to Lea's deck can be relocated there.

Pool - Kenton Wolfe:

Absent - nothing new to report.

Emergency Preparedness & Public Safety Committee - Sandy Batte:

Due to an increase in the amount of vandalism in CCC over the past two years, the EPPS Committee is encouraging HOA's to institute Neighborhood Watch Programs. From the National Neighborhood Watch website (nnw.org):

“Neighborhood Watch is a crime prevention program stressing education and common sense. It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods. In addition, it provides citizens with the opportunity to make their neighborhoods safer and improve the quality of life. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime.”

Charbonneau’s "Neighborhood Watch Program" will have oversight and instruction from the Clackamas County Sheriff’s Office. The reason for the effectiveness of this program is rather simple: Involving community members in 'Watch Programs' decreases opportunities for criminals to commit crime rather than attempting to change their behavior or motivation. Today's "Neighborhood Watch Program" is an effective means of crime control and neighborhood cohesiveness.

Our HOA Board voted to have the Program and we will need two "NW Leaders." Steve Fivecoat, who lives at the south end of our HOA, has agreed to be one. We are hoping to have a volunteer from another part of our HOA.

Welcome Committee - Nan Moon:

Our newest owner, Diana Bowman, has started moving into her new place and plans to be here permanently by the end of April.

Unfinished Business - Paul Osborn:

- Our proposed Rental Policy now only prohibits short-term rentals. Our next step is to mail it to all our homeowners with a ballot, including a stamped return-addressed envelope to return their completed ballot.
- We have until the end of this year to foreclose on the lien we have for an owner’s dues in arrears.
- Paul will check with our attorney to see if we can tow a car, which has over a four-month parking violation.

New Business:

Paul attended the March 15th meeting of HOA presidents, hosted by CCC President Gary Newbore, and reported the following:

- June 29-30 is the CCC Community Garage Sale. The cost is \$15 per residence to participate. Interested residents should contact Leslie Walker for more information.

- Rick Schram reported the R.V. Storage Yard will be repaved May 2-5, so RV's may be temporarily parked throughout Charbonneau.
- The kitchen at 'The Turn' is being remodeled and will include a pizza oven. The name of 'The Turn' is being changed to 'The Market Cafe'. It should be completed by April 29.
- The results of CCC's 'Edith Green Park Survey' should be in soon. If it continues as a dog park, it will need to be totally fenced in. It costs \$19,000 per year to maintain the park, so CCC hopes to get more use there.
- CCC is hoping to implement a Neighborhood Watch Program (see above).
- At least seven HOA's in Charbonneau have rental policies.
- CCC President Gary Newbore is researching the possibility of having one insurance policy for all HOA's rather than each HOA having their own insurance policy.
- The pond by the Golf Pro Shop has been deepened to add capacity for the Charbonneau Water Company. New pumps have been installed in a new pump house. Irrigation water should be available to HOA's by April 1.
- Most HOA's do annual financial audits for a cost of up to \$1,800. Our HOA has not been doing formal audits but we have budgeted for a 'Review of our Financial Policies' this year.

Our next Board Meeting will be held at 3:00 p.m. on April 20. Information will follow if it is able to be held at the new Activity Center and available on Zoom for interested owners who prefer not to attend in person.

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