

CHARBONNEAU GREEN BOARD MEETING MINUTES

April 20, 2022 - 3:00 p.m. – via Zoom

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

Absent: Carole Burnside

Minutes:

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

Treasurer's Report - Mary Wolfe:

It was an uneventful month. There are a few owners (beyond our one major delinquency) who are slightly behind on their dues and our bookkeeper is following up with them. She deferred to Larry concerning the Reserve Account (see below). Paul noted we will be over budget for attorney fees because of work on our proposed Rental Policy, plus an estimated \$300 in preparation for collection of the one major delinquent dues amount.

Architecture/Landscape Committee Report - Larry Shadle:

–Larry made a motion to spend \$1,380 to remove damaged shrubs by Shirley Chapman's home. Mary seconded and motion passed.

–There were no charges made to our Reserve Account in March. We have spent \$3,700 to remove a tree next to Dick Kaegi's house and a dying tree next to Pridemores' home.

–Larry is working with Sierra NW to get our sprinklers working properly.

–A meeting with Schwindt to begin an audit of our Reserve Study is on May 11 at 1:00 in Milwaukie. Larry will be joined by Paul and there is room for a few more. Mary is interested. This audit should be done every five years. We have five big projects coming up to discuss:

1. Our paint project in 2024.
2. Bark chips is out-of-sync because we skipped a year.
3. Concrete work in 2024.
4. Parking areas need to be cleaned, sealed and restriped. This was last done in 2018.
5. Resurface Pool, if needed. (\$28,000 has already be accrued for this.)

Pool - Kenton Wolfe:

Mary said Kenton has nothing to report. She asked him if there is room in our Pool House for a 4-drawer locking filing cabinet for old Treasurer's reports and he thinks there is. Paul would like to participate in going through the files to discard what we do not need to keep.

Welcome Committee - Nan Moon:

We will meet with Diana Bowman once she is here permanently.

Emergency Preparedness - Leslie Walker:

Sandy Batte is attending a meeting in the Clubhouse today at 4:00 about setting up our Neighborhood Watch Program. Some in our HOA are interested in being leaders.

Unfinished Business - Paul Osborn:

–Paul explained he has sent to the Board a draft Annual Meeting Notice and Board Election Ballot. The main change is to allow anyone to be named as a Proxy, not just a Board member. Electronic ballots are allowed under our bylaws.

–Notices for the upcoming vote on our proposed Rental Policy need to be sent out at least 10 days before the ballots to allow a petition to be submitted requesting a secrecy procedure. A copy of the proposal will accompany the Notice.

New Business:

–The 2021 Oregon legislative session adopted House Bill 2534 prohibiting discrimination, which Paul read. The CCC has shared language approved by their attorney to document compliance with the Bill. Each HOA in Charbonneau needs to pass a resolution to also comply with this Bill by 12/31/22. Paul has sent language to our Board for consideration at our May meeting.

–Our Annual CG Board Meeting will be held via 'Zoom' at 3:00 p.m. on May 25 (and hopefully also in person in the Wilson Room at our new Activities Center).

Paul opened the meeting to other comments:

–Shirley Chapman thanked Paul, Kenton and Larry Shadle for the job they did on the Del Monte mailbox project.

–Tere Bippes asked what was decided regarding the Edith Green Park. Leslie mentioned the CCC Survey and they expect to spend \$525,000 on improvements. Dick Frey commented on the shortcomings of the Survey. Mike Pridemore commented on the popularity of Pickle Ball. Paul said a decision has not yet been made about redesign of the park and he encouraged everyone to participate however they can.

–Paul noted he had sent the proposed CCC By-Laws amendment to all our owners, as requested. He thinks the proposed cumulative limit on increasing dues shows the 2020 action to increase dues beyond the annual limit was illegal. The ballots to vote on this amendment are due before the May CCC Board Meeting.

–Leslie reminded us about the community Garage Sale, which will be held on July 29-30. There is a \$15 registration fee for participation. The CCC has flyers, which can be sent to our HOA.

These minutes were prepared from a recording of the Meeting.

Respectively Submitted,

Carole Burnside

Charbonneau Green Board Secretary