

CHARBONNEAU GREEN BOARD MEETING MINUTES

September 21, 2022 - 3:00 p.m. – Activity Center & via Zoom

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

Minutes:

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

Treasurer's Report - Mary Wolfe:

- We are under budget and are in good shape. We have an equity total of \$170,780.10.
- We have one homeowner in arrears. We need to release the old lien and get a new lien against this homeowner.
- Larry Shadle reported on our Reserve Account: Balance as of 8/31/22 is \$144,349. With Sept.-Dec. contributions and some tree work expenses, the end-of-year balance will be around \$153,000. Our Reserve Plan calls for a balance of \$134,000, so we are in good shape. This sounds like a lot of money but we need to plan for 2025 painting and pool work, which are big items.

Architecture/Landscape Committee Report - Larry Shadle:

The general consensus from our homeowners is Sierra Northwest is doing a good job. Our Annual Review is coming up and all reported issues will be addressed. The current problem we see is brown areas of grass. Of note, 35 of our 48 homeowners have interacted with the Landscape Committee with comments or requests for work.

Charbonneau Country Club HOA Presidents' Meeting:

Paul was unable to attend but Larry attended and reported as follows:

Tolling: There was an ODOT presentation on plans for tolling on I-5 south of the Boones Bridge. This is expected to decrease traffic on I-5 but will cause more traffic on the back roads. Letters and e-mails are being written asking for Charbonneau to be exempt from tolling fees since I-5 is the only way for residents to get to grocery stores, doctor's offices, etc. It is still several years out on any final decisions.

Clubhouse Updates: During Jan.-March 2023, the old clubhouse will get new windows, doors and siding. This work will disrupt some activities.

New Security Plan: The CCC has a \$100,000 master plan for improving security. There has been an increase in break-ins in Charbonneau and the RV Park has been hit. Security measures include card locks and cameras for the Activity Center and the Event Center (aka clubhouse) and cameras in the RV yard and Village areas.

Game Room: The Event Center now has a Game Room with ping pong, pool table, chess, etc.

Communications Committee: Larry Walker has been elected to the CCC Board and chairs the Communications Committee. His goal is to improve communications and transparency. Watch your e-mail from the CCC and take the 'Quick Poll Survey'.

Tennis Center: A cover is being installed on the tennis courts and pickle ball courts are being added.

Fireside Chats: CCC Board Member John McLain will be having monthly fireside chats in the Event Center. It is a venue for chatting about current Charbonneau issues. There will be no minutes taken or Roberts Rule of Order followed. Bring a drink/snack and listen or join in. Watch your CCC e-mails and check the CCC website for updates.

Rental Policies: Charbonneau Green is ahead of things as we have approved a policy, which will effectively keep short-term renters (AirBnb, Vacasa, etc.) out of our area. Other HOAs in Charbonneau have asked for copies of our policy.

Pool - Kenton Wolfe:

- Our pool was closed last Sunday, 9/18/22. A big thank you to everyone who helped clean up. The pool was covered and the pillars and deck were sprayed. Thank you to Musa and Penny who cleaned the furniture before it was put away.
- A Clackamas County Inspector said we need an emergency phone and address for our pool. The City of Wilsonville has since assigned us the address of **32175 SW Cypress Point** and a cell phone, which will only dial 911, is being installed on the Pool House. Sandy Batte recommended we also install a landline but Paul wants to rely on the cell phone with no monthly charges.

Emergency Preparedness - Sandy Batte:

- This year's 'Shake Out' was a big success overall, although participation by Charbonneau Green residents was down a little over last year. Everyone seemed to enjoy the September day and desserts at the pool were an added bonus! Remember, this is a good time to check your emergency stash for expiration dates on food and water.
- Charbonneau is putting on a flu clinic in the Activity Center on Saturday, October 15, and Sunday, October 23, from 9:00 a.m. to 2:00 p.m. both days. To reserve your time, sign up online at: <https://kordinator.mhealthcoach.net/vcl/Charbonneaufluclinic>

Welcome Committee - Nan Moon:

- There are no new neighbors to welcome.
- Nan is updating our HOA Directory to be sent to everyone in our HOA.

Unfinished Business - Paul Osborn:

- Leslie asked what we are doing regarding Bird Feeders being banned by the CCC as of 6/1/22. Paul noted we are overdue for a newsletter because he hasn't written any of the articles which have been suggested, including one about the bird feeder ban.

New Business: - None

Our next CG Board Meeting will be held in the Activity Center Board Room and via 'Zoom' at 3:00 p.m. on Wednesday, October 19, 2022.

Respectively Submitted,
Carole Burnside, Secretary