

CHARBONNEAU GREEN BOARD MEETING MINUTES

February 15, 2023 - 3:00 p.m. - In person @ the CCC Activity Center Board Room & via Zoom

Board Members Attending: Paul Osborn, Carole Burnside, Mary Wolfe

Absent: Larry Shadle, Leslie Walker (therefore, we had no quorum)

Paul noted Carole Burnside's January Minutes were sent to the Board members and, without objection, have been posted on our website. However, we are still having trouble with our website. Our Webpage Administrator has been notified and is working on correcting this issue.

Treasurer's Report - Mary Wolfe:

- We have a total of \$187,669.64 in total assets and, in the first month of a new year, there have been no unusual expenses.
- Paul, Mary and Larry S. will be meeting with Ann Higgins, Renee Warren and an outside accountant in the Wilson Room in our new Activity Center at 3:00 on February 22 to review our financial practices and statements. We have planned this for a couple of years but the transition from Ann to Renee is a good opportunity to have this review. The two other Board members are welcome to attend also.

Architecture/Landscape Committee Report - Larry Shadle:

- On vacation - no activity to report.

Pool - Kenton Wolfe:

- The pool is being kept clean and will likely re-open on Memorial Day.
- The pool gate has been repaired.
- We are getting estimates on resurfacing the pool deck area. Paul, Larry S. and Kenton have met with four contractors, three for coating and one regarding concrete replacement. We are making good progress. The pool may have to be closed for a week during the summer to do this.

Emergency Preparedness - Sandy Batte:

– Sandy reported she will step down as Co-Chair of the CCC EPPS Committee in December but will remain a Captain for our HOA. The EPPS Committee has been tasked with overseeing a reimagining of Charbonneau's Public Safety plans. While CCC remains a very safe community, we have experienced an increase in vandalism and theft. The Committee will focus on the following:

Prevention: By providing informational and educational opportunities for residents on awareness and how they can use things, such as lighting, Ring Cameras and locks to enhance their personal security.

Security Presence: CCC is reimagining our overall security plan, including our nightly patrolling, to determine the most effective use of our security funding.

Reporting and Documentation: Recording data is imperative in an effort to discover trends and share accurate and up-to-date information with the community.

Use of Electronics: Electronic surveillance is a huge deterrent to crime. Enhanced electronic surveillance at the RV Storage and Marina has been installed. We are reviewing what types of surveillance may be possible on public streets so we can increase electronic surveillance while maintaining privacy. Opportunities for HOAs to plug into this system are being explored. Resident input is welcomed! Please e-mail Sandy at sebatte@gmail.com

Welcome Committee - Nan Moon:

– Nothing to report.

Unfinished Business - Paul Osborn:

– There has been no response to the e-mail Paul sent out requesting volunteers to be on our Board. There have been conversations with three homeowners who are considering getting involved. Homeowners willing to be Secretary and Treasurer are needed.

New Business:

– Paul reported another item discussed at CCC President Gary Newbore's January HOA Presidents' Meeting was "HOA's cannot prohibit the installation of solar panels because Oregon law requires they be allowed".

Our next CG Board Meeting will be held in person at the CCC Activity Center Board Room & via 'Zoom' on March 15, 2023 at 3:00 p.m.

Respectively Submitted,
Carole Burnside
Charbonneau Green Board Secretary