

CHARBONNEAU GREEN BOARD MEETING MINUTES

January 18, 2023 – 3:00 p.m. – via Zoom & in person - CCC Activity Center Board Room

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

Via Phone (problems with 'Zoom'): Leslie Walker

Leslie announced the terms of two of our Board members, herself and Mary Wolfe, expire this year and neither wants to run for reelection. Therefore, we need to implement a Nominating Committee to find homeowners who are interested in being on our HOA Board. Leslie also commented she and Larry have known our new bookkeeper Renee Warren for many years and think she is a great replacement for our retiring bookkeeper Ann Higgins.

Leslie reported for the Emergency Preparedness Committee noting there are AED's available in the Clubhouse and CPR classes are being scheduled. Leslie then left the meeting.

- Paul noted Carole Burnside's November Minutes were sent to the Board and, without objection, have been posted on our website. However, Paul was unable to open them and will follow up with our website manager. Carole noted she does not want to continue as Secretary next year so we should nominate people who could be our Secretary and our Treasurer next year.

Treasurer's Report – Mary Wolfe:

- Total assets as of 12/31/2022 were \$180,829.78. Spending for 2022 was under budget so we were able to transfer \$8,000 to our Reserve Account in addition to the regular monthly amount of \$3,900. Our monthly transfer for 2023 will be \$4,153. We need to remind our homeowners the monthly dues for 2023 have increased by \$10 to \$236/mo. Our bookkeeper will be sending out notices to anyone in arrears.

Reserve Account:

- Larry Shadle reported a reserve account balance of \$170,606 on 12/31/2022, \$36,851 more than the required \$133,755. Projects listed for 2023 include: Trees (\$4,100), Irrigation (\$11,850), Parking Areas (\$1,450), Landscape (\$6,900), Pool Work (\$7,650 for heater, pump, light fixture and maybe pool deck work). We are researching a 1-year Certificate of Deposit investment.

Architecture/Landscape Committee Report – Larry Shadle:

- There has been no committee meeting since November and no homeowner requests. Our incentive program proposal was not accepted by Sierra NW employees. They changed our service date without prior communication, and we are following up on a lack of attention to details.

Pool Report – Mary Wolfe reported for Kenton:

- Improvements have been made to the entry gate. Paul, Larry S. and Kenton spent an afternoon cleaning the deck and pool surface. Filters were backflushed and cleaned. Our pool service company comes every other week to test and maintain chemistry balance.

- In response to a Clackamas County inspection, we have added an emergency phone, obtained an address (32135 SW Cypress Point) and are updating signs. We are getting proposals for resurfacing the pool deck. All heater and pump equipment is working properly.

Welcome Committee Report – Nan Moon/Shirley Chapman:

- There are no new residents and nothing to report.

Emergency Preparedness Report – Leslie Walker:

- See above.

Unfinished Business – Paul Osborn:

Larry S. reported we had a successful HOA Holiday Party on 12/14/22. People were generally happy with the HOA providing two main dishes and attendees bringing side dishes.

New Business – Paul Osborn:

- CCC President Gary Newbore held an HOA Presidents' meeting on Friday, 1/13/2023. There were updates on several CCC efforts to avoid I-5 tolling and oppose changes in nearby Urban Reserves, along with several other updates on CCC projects. There was discussion of limitations on rentals in several HOA's.

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

Respectfully Submitted,
Carole Burnside, Secretary