

## **CHARBONNEAU GREEN BOARD MEETING MINUTES**

**March 15, 2023 - 3:00 p.m. – CCC Activity Center Board Room & via Zoom**

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

- We have one homeowner in arrears.
- We have a total of \$193,538.73 in total assets.
- Paul, Larry S. and Mary met with Ann Higgins, Renee Warren (our new Bookkeeper) and an outside accountant, Margie Turner, on February 22 to review our financial practices and statements. We may meet with Hudspeth & Co. to confirm some of the discrepancies in advice on proper accounting practices.

### **Architecture/Landscape Committee Report - Larry Shadle:**

- Diana Bowman requested installing a 42" high wrought-iron fence around her patio. There is an over-grown shrub up to her eaves, which our HOA will remove for her. The arborvitae between Diana and her neighbor will be trimmed halfway down by our landscapers, which will still provide privacy between the two neighbors.
- Allen Zarling requested the arborvitae hedge between his house and the street be replaced with abelia or something similar. This hedge was damaged from the ice storm three years ago, was trimmed but never recovered. He also requested the damaged Crepe Myrtle be replaced with a new Crepe Myrtle.
- Nancy Davis will be filling out our Architectural Form requesting replacing her windows. She needs to make certain the new windows are within our HOA guidelines.
- Paul, Mike and Larry did a walk-through with Green Envy Landscaping. They currently have a contract with The Haven. Green Envy gave us a proposal for \$1,000 less per month than Sierra Northwest's contract. We are continuing to evaluate the two companies.

### **Pool - Kenton Wolfe:**

- The Pool gate has been repaired. Some height was added to it to prevent reaching over the gate to open it.
- Chlorine tablets have tripled in price. An ultraviolet unit would cut down on chlorine usage and it is easy to maintain. The cost of the unit is a little over \$2,000 installed. Larry made a motion to approve the purchase of an ultraviolet unit for up to \$2,500. The motion was seconded and approved.
- Paul, Larry and Kenton have met with several contractors and have a recommendation for resurfacing our pool deck (see unfinished business). The pool may have to be closed for a week during the summer to accommodate the work in good weather.

### **Emergency Preparedness - Sandy Batte:**

- The solar panels at the new Activity Center are now working.
- The new generator has been tested and is working well.

### **Welcome Committee - Nan Moon:**

- There were no new homeowners to welcome.
- Nan suggested homeowners keep their bright red Emergency Medical Form where they can be easily seen by EMTs.

### **Unfinished Business - Paul Osborn:**

- Kenton, Paul and Larry recommend a proposal from Oregon Concrete Resurfacing for \$19,898 to resurface our pool deck. (There are three other Charbonneau pools in line ahead of us.) A 50% deposit is required to hold our place in line. OCR will replace the deteriorated wood spacers with vinyl slab gaskets to fill the expansion joints. It will come with a one-year guarantee to assure proper installation. Mary moved we approve the recommendation. The motion was seconded and approved.
- Tere Bippes and Dick Frey have accepted nominations to our Charbonneau Green Board. Mary Wolfe and Leslie Walker have chosen not to run for re-election. A ballot will be mailed to our HOA owners. The results need to be confirmed before our May 17 Board Meeting in order to have accurate information in the next published Charbonneau Directory.

**New Business:**

- Nothing to report.

Our next CG Board Meeting will be held in person at the CCC Activity Center Wilson Room & via 'Zoom' at 3:00 p.m. on April 19, 2023.

The A/L Committee will meet at 2:00 on April 19, 2023, just before the Board Meeting.

Respectively Submitted,

Carole Burnside

Charbonneau Green Board Secretary