

**CHARBONNEAU GREEN BOARD MEETING MINUTES**  
**April 19, 2023 - 3:00 p.m. - CCC Activity Center Wilson Room & via**  
**Zoom**

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

**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:**

- We have \$187,781 in total assets.
- We are under budget and are in good shape.

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

- We did a walk-around on 3/30/23 with Jeff Ricks, owner of Green Envy Landscape, and Felipe, his Operation's Manager. They appeared to be professional and knowledgeable. Their proposal was \$300/month less than Sierra's. We are considering hiring them in place of Sierra and will make a decision as soon as we contact the references, they provided us.
- We have several landscape projects underway: removal of the hedge along Zarling's home, replacement of two trees, adding lawn along French Prairie by the Batte's home, the resurfacing of the pool deck and adding a French drain by the pool. There are three soggy lawn areas, which need to be addressed: Dick Frey's lawn on the golf course side, the lawn between Harp's and Lea's homes, and Nan Moon's lawn on the golf course side of her home.

**Pool - Kenton Wolfe:**

- The pool is scheduled to open prior to Memorial Day. Assistance will be needed to remove the cover, clean up the pool and set the furniture out. The entry gate to the pool and the signage have been improved.
- A Hydra Pure Advanced Oxidation Sanitation System has been installed, which uses UV and Ozone lights to sanitize the pool water. It eliminates chlorine-resistant bacteria and viruses and is supposed to reduce chlorine usage.

- We signed a contract to resurface the pool deck with a firm which is also doing other pool decks in Charbonneau. The pool will need to be closed while this is being completed. The results will be a better wearing and more desirable surface. It will also save maintenance on caulking the deck joints.
- The pool improvement expenses are being paid out of our Reserve Fund. Paul and Larry S. have helped evaluate pool improvement options. Paul noted Kenton has saved us a lot of money by all the work he does on our pool.

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

There will be a Team Meeting of all HOA Captains and medically trained residents on Tuesday, April 25, at 7:00 p.m. in the Lewis and Clark Rooms of the Activity Center.

### **Fire Extinguisher Information:**

Every home should be equipped with at least one Class A-B-C fire extinguisher. Proper fire extinguisher maintenance includes:

- Checking your canister at least once a year,
- Looking for the following visual clues:
  - **Pressure level:**
    - Look at the pressure gauge to see whether the needle is in the green zone. This indicates your canister's pressure is where it should be.
  - **Wear and tear:**
    - Dents, leaks and rust found on your fire extinguisher could indicate it is not up to its highest performance and should be replaced.
  - **Intact parts:**
    - In order for your fire extinguisher to work properly, all components must be in place, i.e., the pin, nozzle and all external parts.
  - **Compacted agent:**
    - Tip the extinguisher upside down and possibly shake it to loosen any compacted extinguishing agent.

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

- No new homeowners to welcome.

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

- None.

**New Business:**

- Ballots will be going out next week to vote on Tere Bippes' and Richard Frey's election to our Board. A minimum of 10 votes are needed to make it official.

Our next meeting will be our official Charbonneau Green Townhome Association Annual Meeting held in person at the CCC Activity Center Wilson Room & via 'Zoom' at 3:00 p.m. on May 17, 2023.

Respectively Submitted,  
Carole Burnside  
Charbonneau Green Board Secretary