

## **CHARBONNEAU GREENS JUNE 2023 BOARD MEETING MINUTES**

**June 21, 2023 – 3:00 pm – CCC Activity Center Wilson Room & Via Zoom**

**Board Members Attending: Paul Osborn, Larry Shadle, Carole Burnside, Dick Frey, Tere Bippes**

Paul opened the meeting by giving instructions on how the meeting would be conducted.

### **Minutes:**

The May minutes for the Annual Board Meeting and the May New Board of Directors Meeting were sent to Board members and without objection have been posted on our website.

### **Treasurer's Report – Dick Frey/Larry Shadle:**

-Dick reported that we are in very good shape financially. Our total Assets including Checking and Reserve account through April 2023 total is \$191,301.

-Larry reported that our annual Landscape budget is comprised 4 categories; Landscape Contract, Landscape Improvements, Irrigation, and Miscellaneous Landscaping. We have currently spent \$17,183 out of our budget of \$59,414 and have open unpaid bills that once cleared combined with the paid bills will total approx. 60% of our budget. We have one upcoming project, paving and striping our guest parking areas that will start the first part of August.

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

-Larry said the Landscape Committee voted 5/0 to go with a new Landscape company. They have been interviewing contractors the past several months. The new company is highly recommended. Larry made a motion to have the HOA Board approve the change to hire a new Landscaper, Tere seconded, the motion passed. Estimated start date will be August 1<sup>st</sup>. The bid that the new company submitted is less than we are currently paying.

-For special labor projects, removing shrubs and stumps, drains, etc. Larry and Paul have secured an individual who is thorough, reliable, and reasonably priced. This separate from our Landscaping company.

-Sprinklers are set to run Sunday/Monday/Thursday/Friday in the evening from midnight to 6am. They will also run on Saturday during the day which gives homeowners the ability to identify any problems.

### **Pool –**

-Kenton was absent, nothing to report. All is going well, no issues.

### **Welcome Committee – Shirley Chapman**

-Shirley has attempted to meet/greet our new neighbor on Cypress Point but has not been able to reach her. The new owner did inquire about an HOA 'booklet' that the prior owner should have provided.

-We will likely have additional new neighbors to welcome soon as two units will be going on the market at some point.

### **Emergency Preparedness – Sandy Batte**

-The CCC EPS Committee is planning this years 'Shake Out' for 9/14 @ 6:14 pm. More details to follow.

-The CCC EPS is planning to offer Flu shots again this at the Activity Center.

-CCC has hired a new Community Safety Coordinator, Neil Kennedy. Even in the first 10 days, the community have seen a number of positive changes since Neil has come on board.

-The new patrol service company, Corporate Crime, started June 1<sup>st</sup>.

- New guidelines for reporting Safety or Suspicious activity are in the July villager. #1 – call 911. It is very important that any issues are reported in the police data base.
- The CCC has hired an outside person to manage the Coyote problem.
- Sandy is resigning from the EPS board in December but will remain our Charbonneau Greens EP person.

#### **Unfinished Business – Paul Osborn**

- Paul checked with various banks to determine their process for ‘change in signers’ on our accounts when we have a board change. We have decided to remain with Umpqua, the signers will be Paul Osborn, Dick Frey, Larry Shadle, and Carole Burnside.
- At the same time, Paul checked in CD rates as we decided to invest \$100k of our reserve funds in a CD. We are currently making also nothing on this account.

#### **New Business**

- Covered under Unfinished Business.
- Our next big expense will be painting. During the last review we changed our paint schedule from 7 year to 8 years. The quality of paint is so much better and extends the life of the product. Kathy Harp mentioned that some HOA are going to a 10 year schedule. Paul agreed it was worth looking into and will be discussed in the future.

The meeting was adjourned. Our next regular Board Meeting will be held in person at the CCC Activity Center Wilson Room & Via Zoom at 3:00 on July 19, 2023.

Respectively Submitted,  
Tere Bippes  
Charbonneau Greens Board Secretary