

CHARBONNEAU GREEN JULY 2023 BOARD MEETING MINUTES

July 19, 2023 – 3:00 pm – CCC Activity Center Wilson Room & Via Zoom

Board Members Attending: Paul Osborn, Carole Burnside, Dick Frey, Tere Bippes. Larry Shadle was absent.

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

Minutes:

The June minutes were sent to Board members and without objection have been posted on our website.

Treasurer's Report – Dick Frey:

- Dick reported that we are in very good shape financially. Our total Assets including Checking and Reserve account through June 2023 total is \$188,390.
- Per our decision in June, Paul researched various bank CD rates and purchased a \$100,000, 15-month CD @ 4.95% at US Bank. There was discussion about also putting some Reserve Account funds into a money market account to earn higher interest. Dick made a motion that the Board approve opening a money market account, Tere seconded, the motion passed.

Architecture/Landscape Committee Report – Carole Burnside:

- Carole reported that Larry said the June expenses for landscaping and water were over budget based on the projected monthly expenses, but we are OK with our annual budget.
- The Committee's #1 priority is irrigation issues involving soggy areas, possible broken pipes, over-watering in some areas and under-watering in others. Larry sent an email asking homeowners to notify him if they detect any problems. Sprinklers run on Thursday/Saturday during the day to assist with this. They run overnight Sunday/Monday/Friday from midnight to 6am.
- Last month the Committee voted to hire a new landscaping company and the Board approved. It turns out the Landscaper will not be able to accommodate us at this time as they are just too busy. We will remain with our current Landscaper.
- Many of the special projects that were identified last month, removing/planting trees, shrubs and stumps, drains, etc., have been completed with many more are still coming. We have hired an individual for these projects separate from our Landscaping company. This individual is thorough, reliable, and reasonably priced.

Pool –Kenton Wolfe

- Kenton said the pool is staying very clean, the new Opti Filter is working well. He is hearing a lot of positive comments regarding our new surface installed earlier this year.
- Kenton said his only issues are that folks are not moving furniture back to original locations after use or closing and tying down the umbrellas. And he reminded everyone that the #2 pool rule is to shower before entering the pool. This keeps the pools clean and avoids 'sunscreen oil slicks.'

Welcome Committee – Shirley Chapman/Nan Moon

-The committee has not been able to meet with our new neighbor on Cypress Point. The new owner did inquire about an HOA 'booklet' that the prior owner should have provided.

- As mentioned last month, *we will likely have additional new neighbors to welcome soon as two units will be going on the market.* It is confirmed that Jill and Ray Goodness on Cypress have moved, their unit has sold. Peggy Massinger's unit on Carmel Circle is currently for sale. Kenton mentioned that the only issue that came up during inspection was that the dryer vent was not up to code. Our homes are very well built!

Emergency Preparedness – Sandy Batte

-Sandy announced that Mary Wolfe has agreed to Co-captain the Cypress Point EPS 'Pod' with Musa Wolcott as Jill Goodness has moved.

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

-Sandy confirmed that the CCC EPS will not be able to offer Flu shots at the Activity Center this year.

Unfinished Business – Paul Osborn

-No unfinished business to discuss.

New Business and Open Discussion by Attendees

-See the decision to open a money market account under the Treasurer's report above.

-Various owners mentioned landscaping issues that the Landscaping committee was mostly aware of.

-Dick volunteered that he purchased reflective tape to mark one front step outside his home and would be happy to share if anyone needs it.

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 August 16, 2023.

Respectively Submitted,
Tere Bippes
Charbonneau Greens Board Secretary