

## **CHARBONNEAU GREEN AUGUST 2023 BOARD MEETING MINUTES**

**August 16, 2023 – 3:00 pm – CCC Activity Center Wilson Room & Via Zoom**

**Board Members Attending: Paul Osborn, Dick Frey, Larry Shadle. Carole Burnside and Tere Bippes were absent, so we did not have a quorum for official actions.**

### **Minutes:**

The July minutes were not yet available. They will be sent to Board members and, if there are no corrections, will be posted on our website. Minutes of this meeting will be made from the recording.

### **Treasurer's Report – Dick Frey:**

-Dick had copies of our financial statements available. He reported that our Total Liabilities & Equity through July 2023 is \$185,786, with only \$685 accounts receivable, so everyone is paid up and we're in good shape. He explained that reserves appear to be only \$25,000 because we invested \$100,000 in a U.S. Bank CD and \$50,000 in a U.S. Bank Money Market Account. So Total Reserves are \$175,308.

-Paul noted that he has asked our bookkeeper Renee' Warren to show the U.S. Bank accounts as part of Reserves and to change the bank name from Columbia to Umpqua and then to reissue our July statements.

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

-We have many common area Rhododendrons and Lace-Leaf Japanese Maples that need to be trimmed but there's always debate over the proper way to prune them. The Committee is thinking of doing a survey to find out who wants their Rhodies or Japanese Maples pruned. We have money in the budget to pay for pruning.

-We're also getting proposals for resealing and striping our guest parking areas.

-We also had our irrigation filter cleaned recently and that has resolved many of the problems with areas not getting enough water.

-To underscore the debate about pruning, Kenton Wolfe mentioned that now is not the time to prune Rhodies or Japanese Maples; Rhodies should be trimmed just after they've bloomed and the Japanese Maples should be trimmed in January. He's willing to help anyone trim their own trees.

### **Welcome Committee – Shirley Chapman/Nan Moon**

-We have two new owners but haven't been able to meet with them yet.

-Nan mentioned from her own experience how difficult it is for new owners to know our particular rules about flags, etc., until they are welcomed by the committee. The information is available before purchase but it often depends on the Realtor.

-Larry mentioned that the latest new owners are leaving their garage door open more than they should which can be a problem with rodents, etc., and suggested the Committee let them know.

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

-Shake-out is coming up September 14<sup>th</sup> at 6:14 p.m. Our 10 captains will be meeting to be up-to-speed with our radios and the information that needs to be distributed. After the shake-out everyone is supposed to report to the Pool for a treat to encourage community camaraderie.

-Wednesday, September 6<sup>th</sup> will be Community Information Day in the Clubhouse which will include many emergency and first responder representatives.

-We now have a megaphone that will be kept in the Pool House to be used to notify people in an emergency.

### **Pool –Kenton Wolfe**

-Kenton said the pool is staying very clean, with the new filters working well. The new surface is helping to keep the pool clean too.

-Someone mentioned that a group had glass containers in the pool area recently. There was discussion about people not reading and following the posted rules, including putting furniture and umbrellas back the way they should be left.

### **Unfinished Business and Open Discussion – Paul Osborn**

-Kathy Harp notified Paul recently that there is now an 'AirBnB' in the Country View area. This reminded him that, although we adopted a Rental Policy last year, our policy has not been recorded yet because he hoped to get all of our bylaw amendments restated into one version. However, he has contacted our attorney, Greg Coxey, to get the Rental Policy recorded as soon as possible.

-Between our two annual Pavilion Parties, there were seven households represented last year that were not there this year, and there were eight households represented this year that were not there last year. So, if we could get all of the interested households at the same time, we could have 35 or more people there. He suggested moving the party to the third Wednesday next year and include our August Board meeting as part of the party. There was general agreement with that proposal and that we need to provide more advance notice on a personal door-to-door basis to get more participation.

### **New Business**

-There was no new business.

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 September 20, 2023.

Respectively Submitted,  
Paul Osborn