

CHARBONNEAU GREEN SEPTEMBER 2023 BOARD MEETING MINUTES

September 20, 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

Minutes:

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

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:

-Larry mentioned that we do have a mole problem throughout the complex which is being addressed.

-Larry talked about a 'Rock Project Test', ordering rocks for homeowners to landscape on their own around their homes.

-We are considering proposals for resealing and striping our guest parking areas.

Welcome Committee – Shirley Chapman/Nan Moon

-Nan met with and welcomed our new neighbors, Dan & Donna Jensen, on Cypress Point.

Emergency Preparedness – Sandy Batte

-The Shake-out was a success, 31 homes in our complex participated in the event. That is 13% increase over prior year. Charbonneau as a community had 9% overall increase in participation this year, 52% of all homes. After the shake-out everyone involved reported to the Pool for a treat to encourage community camaraderie.

Pool –Kenton Wolfe

-Paul thanked everyone on Kenton's behalf for the help closing the pool. Winter maintenance will be in effect through the off season until next Spring.

Unfinished Business and Open Discussion – Paul Osborn

-Paul has asked our attorney to get the Rental Policy that the Board adopted last year recorded as soon as possible.

-Our Bookkeeper will be able to make deposits on line, she is not a signer on our accounts.

New Business

-Paul has reserved our 2024 Meeting at the club house along with the August Pavilion Party and Dec Holiday Party.

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 October 18, 2023.

Respectively Submitted,
Tere Bippes