

## CHARBONNEAU GREEN BOARD MEETING MINUTES

February 21, 2024 - 3:00 p.m. – CCC Activity Center, Lewis & Clark Room. (The announced Zoom link did not work due to a problem with Paul's computer.)

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

**Absent:** Tere Bippes

### **Minutes:**

Paul noted the November Minutes were sent to the Board members and, without objection, have been posted on our website. No meeting was held in December. January's Meeting was canceled due to the ice storm.

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

- Dick reported we have total assets of \$233,373.38 as of 1/31/2024, including \$197,404.58 in our Reserves. [Our Bookkeeper Renee' Warren noted on our Financial Statements that Umpqua Bank made errors in the monthly transfer of funds to our Reserves. She has left them a message to get it corrected.]
- Our U.S. Bank 'Certificate of Deposit' reaches maturity in October. A decision will be made whether to renew it.

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

- Larry noted that our major scheduled Reserve Fund projects are to paint our buildings in 2025 (estimated at \$160,000) and to replace more concrete in 2026 (estimated at \$20,568). The last time we applied bark, it cost over \$18,000. The Committee would like to survey our members about other ways of covering bare ground, such as planting more ground cover or applying more rock. Ground cover or river rock would be a one-time expense.

Larry attended recent CCC meetings and learned:

- The emergency generator at the CCC Activity Center was tested and worked well.
- The Tennis/Pickle Ball Court roof structure is under construction.
- Our new Security Company consists of certified officers who are licensed to carry weapons. The R.V. area has been enhanced with \$30,000 in security.
- Edith Green Park now has a fenced-in dog run and sheltered picnic tables.
- Picnic tables and eight more parking spaces will be added at the Marina. The Marina is **not** for general use by CCC residents unless they rent a slip.
- The Golf Course is seeing more golfers and is, therefore, over their income budget.
- Along with the replacement of doors and windows, new siding has been added to the Clubhouse so it conforms with the appearance of our new Activity Center.
- Consideration is being given to eliminate one lane on French Prairie Road to be used for walkers and bikers.
- The City used drones to examine the trees on French Prairie Road. Nine trees will be removed and many other trees are being trimmed (a map and list were shown).
- There have been several sightings of coyotes. A trapper is back trying to locate them.
- The CCC Architectural Control Committee has made a few changes:

1. Arborvitae can be no taller than 12 feet.
2. Solar panels have been approved but a City permit **must** be acquired first.
3. Roofs are not allowed to be painted.

**NOTE: All Architectural Rules & Regulations are in the front of our CCC Resident Directory and need to be read by all homeowners. HOA's are required to follow the CCC rules but are allowed to add rules pertaining to their individual HOA by a Board vote.**

**Pool - Kenton Wolfe** was unable to join the meeting by Zoom.

**Emergency Preparedness - Sandy Batte:**

- Absent.

**Welcome Committee - Nan Moon:**

- Nan reported our HOA has one sale pending.  
- Nan attended the CCC 'New Resident Meeting', which will be held every quarter at the Activity Center. Several new residents were in attendance. It was a great and informative meeting!

**Unfinished Business - Paul Osborn:**

- None.

**New Business - Paul Osborn:**

- Larry Shadle and Carole Burnside have agreed to run for re-election to the Board. There are no other Board members whose terms are ending this year.  
- It was decided not to send out a reminder to our HOA regarding taking food donations to the CCC Activity Center the 4th Weds. of the month for the Wilsonville Food Drive. The CCC covers notification of this in their weekly updates.  
- Paul introduced a resolution needed annually to apply any excess income from 2023 to our 2024 assessments. Dick Frey moved it be approved. Larry Shadle seconded the motion and it was approved (see attached).

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, & via 'Zoom' at 3:00 p.m. on March 20, 2024.

Respectively Submitted,  
Carole Burnside for Tere Bippes  
Charbonneau Green Board Secretary