

CHARBONNEAU GREEN BOARD MEETING MINUTES

March 20, 2024 - 3:00 p.m. – CCC Activity Center, Lewis Room.

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

Absent: Tere Bippes

Minutes:

Paul noted the February Minutes were sent to the Board members and, without objection, have been posted on our website.

Treasurer's Report - Dick Frey:

- Our HOA is in good shape with a total of \$193,525.08 in Reserves and we're earning good interest on a CD and Money Market Account.
- The amount in our HOA's checking/savings is \$233,754.93.
- Our HOA's total current assets, which include prepaid dues and Accounts Receivable, amount to \$\$237,590.79.

Architecture/Landscape Committee Report - Larry Shadle:

- Paul and Larry attended the HOA Presidents' meeting hosted by CCC President Anne Shevlin. They were reminded that each homeowner can have one political sign no bigger than five-square-feet in their yards 25 days before the election and it '**must**' be taken down the day after the election. Please be respectful of your neighbors if you live in a duplex/condo or cul-de-sac before putting up a sign.
- Our Landscape Committee is meeting with Jaime of Sierra NW Landscaping on Friday, March 29, 1:00, at our Pool parking to discuss 2024 projects and what we expect from his company.
- A Survey will be sent out to all homeowners to see if they prefer bark dust, rock or ground cover in our Common Areas. Bark dust is expensive so our Committee wants to save money by introducing more ground cover and rock. We are hopeful all homeowners will return their choices in the enclosed stamped envelope included with their Survey.
- We're getting bids to resurface our nine asphalt guest parking areas and, possibly, to pave the Del Monte mailbox path.
- Palm trees will replace two plants at the pool lost to the January freeze.

Pool - Kenton Wolfe:

Absent. (Cleaning and maintenance continues.)

Emergency Preparedness - Sandy Batte:

- Crime is at a minimum in Charbonneau since 'Corporate Crime Control' was hired to insure security in our community. Neil Kennedy, our Community Safety Coordinator, recommended everyone add the 'Corporate Crime Control' phone number (**503/505-3327**) on their cell phones.
- The Oregon State Extension building off of Miley Road was recently broken into.

- The trapper we hired feels coyotes are 'denning' in the field on the other side of Miley and French Prairie Roads. We should start seeing more coyotes on our golf courses.

Welcome Committee - Nan Moon:

- Betty Massinger's house closed on 3/15/24. The new owners should be moving in soon.
- 'Emergency Cards' will now be included in our 'Welcome Packet'.

Unfinished Business - Paul Osborn:

- None.

New Business - Paul Osborn:

- Paul is requesting a Records Report from the city of Wilsonville at a cost of about \$40 to check our storm water downspout system.
- Larry reported there was a lot of vandalism in Charbonneau on 'Super Tuesday'. An arrest was made and will be prosecuted.
- Wilsonville Mayor, Julie Fitzgerald, will be at the Club House on Thursday, April 4, at 2:00 p.m. to discuss the plans for renovation to downtown Wilsonville.

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 April 17, 2024.

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