

CHARBONNEAU GREEN APRIL 2024 BOARD MEETING MINUTES

April 17, 2024 – 3:00 pm – CCC Activity Center Wilson Room & Via Zoom

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

Minutes:

The February and March meeting minutes were sent to the Board Members without objection and have been posted to our website.

Treasurer's Report – Dick Frey:

-Dick had copies of our financial statements available. He reported that our Total Reserves are \$206,922. Total Liabilities & Equity through March 2024 are \$241,953. We have earned \$1281 in interest on our U.S. Bank CD.

Architecture/Landscape Committee Report – Larry Shadle:

- Committee approved request for patio golf screen submitted by Gene and Kathy Harp in accordance with CCC standards.
- Larry made a motion for board approval to reseed grass in the area on French Prairie corner next to Pridemore's property. Dick seconded and the motion passed. Our landscapers gave us a quote of \$1275 for the project.
- Larry made a motion for board approval to have our parking areas resealed and striped along with some asphalt patching. The bid was \$6407. Dick seconded and the motion passed.
- Any landscape requests over \$1000 require board approval. Projects under \$1000 can be approved by the committee. There are several small projects being considered.
- The Landscape surveys have been returned from half of our homeowners with varying suggestions that the committee is reviewing.

Welcome Committee – Nan Moon

- Nan and Marna attended a CCC hosted meeting for new residents. The discussion centered around new resident packets to provide homeowners with information regarding the entire Charbonneau community. Nan is looking to update our homeowner packets that she provides to our new residents.
- We will shortly have new neighbors on Del Monte and Carmel Circle. There are an additional 3 units that will up for sale soon.

Emergency Preparedness – Sandy Batte

- There will be a CCC Emergency Preparedness captains meeting next week. They are in the process of writing two grants to purchase backup materials.
- Sandy said that our association is looking to change the format for those responsible for checking on their neighbors. More to come on this later.

Pool –Paul Osborn reporting for Kenton Wolfe

-Paul was contacted by another HOA manager with the suggestion that we install a phone landline at our pool. Clackamas County is recommending but not requiring pools to have a landline. We currently have a battery-operated phone at the pool and most residents have a cell phone with them at all times. The cost is \$650 to install and will cost \$48/mo through Comcast for 5 months, May through September when the pool is in use. Sandy was not aware of this recommendation and offered to check into it. Dick made a motion to table the discussion for further study and Larry seconded the motion, it passed.

Unfinished Business and Open Discussion – Paul Osborn

-Ballots will be going out this week for the Election of Officers at our annual meeting. Larry's and Carole's terms expire this year. They both have agreed to stand for reelection. Ballots need to be returned by 5/13. The December 31st financial statement and 2024 budget will be included in the mailing.

New Business

-A resident has installed a patio cover that did not have prior approval from the board and is not compliant with CCC architectural standards and our HOA By-laws. A letter was sent to the homeowner and the contractor outlining the process required and instructing them they will have 30 days to remove the cover or upgrade to standards. After that time, if there is no resolution, the homeowner will be fined beginning 5/14. Tere made a motion to fine the homeowner \$25/day as outlined in our 2011 fine schedule. Dick seconded the motion and it was passed.

Our next Board Meeting will be our annual meeting held in person at the CCC Activity Center Wilson Room & Via Zoom at 3:00 on May 15, 2024. The regular May board meeting will follow the annual meeting.

Respectively Submitted,
Tere Bippes