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CHARBONNEAU GREEN MAY 2024 ANNUAL BOARD MEETING MINUTES

MAY 15, 2024 – 3:00 pm – CCC Activity Center Wilson Room & Via Zoom

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

Minutes:

The April meeting minutes were sent to the Board Members for approval and updated 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 \$233,879. Total Liabilities & Equity through April 2024 are \$235,665. We have earned \$1412 in interest on our U.S. Bank CD.

Architecture/Landscape Committee Report – Larry Shadle:

-No Report.

Welcome Committee – Nan Moon

-Nan reported that she and Shirley welcomed two new neighbors to our community in 2023, Dan and Donna Jensen and Susan Lawerance, both living on Cypress Point.

-There are an additional 4-5 units that have sold, are pending, or will up for sale soon. Nan has requested that we alert her when new neighbors move in so she can schedule a meet and greet.

Emergency Preparedness – Sandy Batte

-The CCC Emergency Preparedness committee sent a survey to all HOA's in Charbonneau to identify who might have materials and supplies to help in case of an emergency like generators, chain saws, radios, etc. Sandy will send a similar survey to our homeowners.

-Sandy will look into the cost for an AED machine for our association. Tualatin Valley Fire and Rescue can teach a class on the use of the AED and hand's only CPR if there is enough interest.

Pool –Kenton Wolfe

-The pool is open and clean and a perfect 85 degrees. There will be a pool opening party on Sunday 5/19 at 4:00 for those who would like to help set up furniture and prepare for the season. There will be a hot dog BBQ following at 5:00 at Kenton's and Mary's.

-There is an issue with the shower that Kenton is looking into fixing.

Unfinished Business and Open Discussion – Paul Osborn

-Last month we discussed installing a phone landline at the pool. We currently have a battery-operated phone at the pool and most residents have a cell phone with them at all times. After additional discussion, Dick made a motion to not install a landline and keep our current phone, Carole seconded the motion and it passed.

-Paul is working with the homeowner and contractor who installed a patio cover that is not compliant with CCC architectural standards. The homeowner has been notified that the fine schedule will be \$25/day, not \$25/week if unresolved in 30 days.

-32 of 48 Homeowners returned ballots for the Election of Board Members. Our CCR's requires that 20% of our homeowners must vote which is 10 units. Both Larry Shadle and Carole Burnside's terms expired this year and both agreed to stand for reelection. The vote was unanimous and Larry and Carole have been elected to serve a new three-year term.

New Business

-Our annual summer party will be held on August 21st at 5:30 at the CCC Club House outdoor Pavilion. Additional details will be forthcoming.

Election of Officers

-Following the annual meeting the new board met to elect officers. Carole made a motion to elect Paul Osborn for President, Dick seconded and the motion passed. Tere made a motion to elected Dick Fry for Treasurer, Carole seconded and the motion passed. Carole made a motion to elect Tere Bippes for Secretary, Dick seconded and the motion passed.

Our next Board Meeting will be in person at the CCC Activity Center Lewis Room & Via Zoom at 3:00 on June 19, 2024.

Respectively Submitted,
Tere Bippes