

CHARBONNEAU GREEN JUNE 2024 BOARD MEETING MINUTES

JUNE 19, 2024 – 3:00 pm – CCC Activity Center Lewis Room & Via Zoom

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

Minutes:

The May meeting minutes were sent to the Board Members for approval and will be posted to our website once approved.

Treasurer's Report – Dick Frey:

-Dick had copies of our financial statements available. He reported that we are in good shape, we are meeting or beating all budgetary items. Our Total Reserves are \$239,794. Total Liabilities & Equity through May 2024 are \$242,574.

Architecture/Landscape Committee Report – Larry Shadle:

- The Harp's deck screen has been approved and installed.
- The committee is considering a mix of Bark, Ground Cover, and/or Rocks Vs a complete re-barking of our beds.
- Japanese maples throughout the complex need to be trimmed by a professional arborist that we will hire for the work.
- Larry Shadle requests photos relating to any architecture or landscape issues.

Welcome Committee – Nan Moon

- Nan has updated our welcome packets in preparation of meeting with our new neighbors.
- It was suggested that we reach out to the realtors listing properties in our complex and provide them with a copy of our CC&R's.

Emergency Preparedness – Sandy Batte

-An AED machine has been purchased and is installed in our pool house. Tualatin Valley Fire and Rescue will be teaching a free AED and CPR class on August 7th from 10:00-11:00 in the Lewis and Clark rooms at the Activity Center. Contact Sandy Batte is you wish to attend, sebatte@gmail.com.

Pool –Kenton Wolfe

-The shower had been repaired and the pool is getting good use this summer with our hot weather.

Unfinished Business and Open Discussion – Tere Bippes

-Paul is continuing to work with the homeowner and contractor who installed a patio cover to make changes that are compliant with CCC architectural standards. The cover should be removed and replaced by the end of July,

New Business

- Dick is storing several boxes of our association records going back many years. We are trying to determine how long and how far back we need keep these records.
- Several brick pillars throughout our complex need a good cleaning and a de-mossing. This is the responsibility of the individual homeowner. It was discussed finding someone willing to do the work and we can hire and homeowners interested could sign up for the work.

Our next Board Meeting will be in person at the CCC Activity Center Lewis room at 3:00 on July 17, 2024. Zoom will no longer be available.

The August meeting will be at our annual Pavilion Party on 8/21. More information to follow.

Respectively Submitted,
Tere Bippes