

CHARBONNEAU GREEN JULY 2024 BOARD MEETING MINUTES

JULY 17, 2024 – 3:00 pm – CCC Activity Center Lewis Room

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

Minutes:

The June meeting minutes were sent to the Board Members and were approved, they are posted to our website.

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 \$238,237. Total Liabilities & Equity through June 2024 are \$241,957.

Architecture/Landscape Committee Report – Larry Shadle:

- New roof for 32025 Cypress was approved and is in-line with our associate standards.
- Committee requested \$4300 for tree trimming throughout the complex. Larry made a motion for board approval, Dick seconded and the motion passed.
- The committee is considering a mix of Bark, Ground Cover, and/or Rocks Vs a complete re-barking of our beds.
- Larry Shadle requests photos relating to any architecture or landscape issues.

Welcome Committee – Nan Moon

-Nan and Shirley welcomed our new neighbors on Del Monte, Anna and Chris Edison and their beautiful golden, Finn.

Emergency Preparedness – Sandy Batte

- 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 if you wish to attend, sebatte@gmail.com.
- It was suggested that we keep a list of residents who are trained on the AED and post the list in the pool house next to the AED machine.
- There will be a POD Captain's meeting next week. Sandy said they will discuss a change to the method for checking on our neighbors during an emergency.

Pool –Kenton Wolfe

- The pool is getting some good use with the warm weather. We work with the weekly visits of our pool company to keep the pool clean and the chemistry balanced.
- All of our neighbors who use the pool can help us by replacing furniture and keeping the place clean and tidy.
- Kenton thanked Tom Moor for his capable assistance with the pool chores during Kenton's/Mary's absences this summer.

Unfinished Business and Open Discussion – Tere Bippes

-Repairs have been made to the patio cover at 32125 Cypress and it is now compliant with CCC architectural standards.

-Last meeting we discussed maintaining past HOA records. 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. No recommendations at this time.

New Business

-No new business.

The August meeting will be at our annual Pavilion Party on 8/21.

Respectively Submitted,
Tere Bippes