

**CHARBONNEAU GREEN OCTOBER 2024 BOARD MEETING MINUTES  
OCTOBER 16, 2024 - 3:00 p.m. – CCC Activity Center, Lewis Room**

**Board Members Attending: Paul Osborn, Larry Shadle, Carole Burnside, Richard Frey, Tere Bippes**

**Minutes:**

July minutes have been approved; September minutes are awaiting review and board approval. Both will be submitted to our HOA website.

**Treasurer's Report - Richard Frey:**

- U.S. Bank C.D. matured on 9/26/24. We are moving the C.D. to Umpqua Bank which has a better interest rate, 4.41% for 7 months. We left \$10,000 with US Bank in a Money Market fund. Year-to-date we have earned \$9,622 in total interest.
- Our Total Reserves are \$227,793. Total Liabilities & Equity through September 2024 are \$254,106.

**Architecture/Landscape Committee Report - Larry Shadle:**

- The committee is recommending that we hire a color consultant to help select our 2025 painting project colors. The cost is \$350. Larry made a motion for the board approval the expense. Carole seconded and the motion passed.
- Diana Bowman attended the CCC Architecture Committee meeting. As this is election season, the committee reminded everyone that one political sign can be displayed 25 days prior to the election and must be removed 1 day after the election. No political flags are permitted.
- Water will be turned off 11/01. Until then, we will water on Tue/Thur/Sat.
- The Committee will send out important information about our HOA responsibilities vs. owner responsibilities and survey 'rock' needs. If you are interested in having rocks in your landscape, send Larry a photo or diagram with your request.

**Pool - Kenton Wolfe:**

- The pool closed last month. Kenton will manage a winter maintenance schedule.
- The company that resurfaced out pool deck will be back in the spring to inspect and decide when to reseal the surface.

**Emergency Preparedness - Sandy Batte:**

- Sandy mentioned that the recent hurricanes have made us all realize the importance of being prepared in an emergency.
- Our HOA had the highest percent of participants for the September 12 'Shakeout' among all Charbonneau neighborhoods. Twenty-five of our homeowners participated which was 52%.

**Welcome Committee - Nan Moon:**

- We have eight new homeowners this year. Shirley and I are enjoying meeting and reviewing our HOA's rules and regulations with them.

**Unfinished Business - Paul Osborn:**

- We received bids from Verhaalen Painting and Fitzpatrick Painting for our 2025 painting project. Verhaalen's proposal is substantially less than Fitzpatrick's and we already know their work, so we will hire Verhaalen for the project.
- Our Holiday Party on 12/18/24 will be catered this year at Spring Ridge. Flyers announcing the party will be mailed shortly with a menu selection. Carole made a motion for the HOA to subsidize the gratuity and one \$3 glass of wine per person. The cost will be \$25/pp. Dick seconded and the motion passed.

**New Business:**

- The board discussed adding an umbrella (or 2) to the pool next year along with a sleeve for the metal handrail. Kenton has ordered the handrail sleeve.

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on November 20, 2024.

Respectively Submitted,  
Tere Bippes  
Charbonneau Green Board Secretary