

**CHARBONNEAU GREEN JANUARY 2025 BOARD MEETING MINUTES
JANUARY 15, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room**

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

Minutes:

November minutes have been submitted for approved and will be posted to our HOA website.

Treasurer's Report - Richard Frey:

- U.S. Bank C.D. will mature in May 2025.
- Dick reported that we finished the year in good shape. Our Total Reserves are \$239,217. Total Liabilities & Equity through December 2025 are \$264,261.

Architecture/Landscape Committee Report - Larry Shadle:

- Our paint committee welcomed Kay Eberly; the paint colorist who presented the colors chosen for our paint project. The committee will work with the homeowners to determine colors by building. Carole made a motion to submit a request to the CCC to paint all our fences a dark color. Larry seconded the motion and it passed. Kathy Harp, the CCC Architecture chairman said she would approve our selection.
- There were no Architectural requests submitted in December. Larry reminded homeowners to fill our survey if you request rock or bark dust. We will bark dust after the painting is concluded.

Pool - Kenton Wolfe:

- The pool is closed. Kenton is maintaining a winter maintenance schedule.
- Our pool heater is leaking and needs to be replaced. This was in our budget to replace in 2023. Kenton presented the costs estimates. Dick made a motion to approve an expense of \$6400 for anew heater, Larry seconded the motion. Dick also made a motion to approve an expense for \$2500 for a new pump and pool filter. Larry seconded and both motions passed.

Emergency Preparedness - Sandy Batte:

- The CCC Emergency committee is looking into options/solutions for the big issues, one being water availability. Sandy said we all need to have a minimum 2-weeks of water in your home for personal and pet use.

Welcome Committee - Nan Moon:

- Nan and Shirley are welcoming new neighbors as they move in and get settled to review our HOA's rules and regulations with them.

Unfinished Business - Paul Osborn:

- The November meeting was adjourned to 12/2 to approve our 2025 budget.
- The outstanding V-F invoice was written off without prejudice.
- The Corporate Transparency Act is still on hold.

New Business:

– The pool heater was approved earlier in the meeting.

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on February 19, 2025.

Respectively Submitted,

Tere Bippes

On behalf of the Charbonneau Green Board