

**CHARBONNEAU GREEN NOVEMBER 2024 BOARD MEETING MINUTES  
NOVEMBER 20, 2024 - 3:00 p.m. – CCC Activity Center, Lewis Room**

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

**Minutes:**

September and October minutes have been approved. Both have been 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.
- Our Total Reserves are \$231,863. Total Liabilities & Equity through October 2024 are \$299,432.

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

- The committee is recommending that we renew our Landscaping contract with Sierra. They submitted a proposal with a 3% increase in funding for 2025. Larry made a motion for the board approval the contract. Tere seconded and the motion passed.
- Our paint committee including Carole Burnside, Leslie Walker, Diana Bowman, and Paul Osborn met with a paint colorist to review her recommendations and they will present the selections at our January board meeting.
- There were no Architectural requests submitted in October or November.

**Pool - Kenton Wolfe:**

- The pool is closed. Kenton is maintaining 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:**

- No new information this month.

**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:**

- Our Holiday Party on 12/18/24 will be catered this year at Spring Ridge. Flyers have been mailed announcing the party with a menu selection. The HOA will subsidize the gratuity and one \$3 glass of wine per person. The cost will be \$25/pp.

**New Business:**

- The V-F Law Forum and Corporate Transparency Act is on hold. We are following the direction of the CCC. Paul attended the 11/18 HOA Presidents meeting that discussed this on-going concern.
- Neil Kennedy with Charbonneau Security said at the Presidents meeting that if you call in, you should get a call back within 1 day. The security staff is on irregular hours.
- Paul announced that the 2025 Summer Pavillion party will be on 8/20 and the Winter party will be on 12/17.

The meeting was temporarily adjourned to Monday, December 2, 2024, at the same time and location for the specific purpose of considering and approving our budget for 2025.

President Paul Osborn reconvened the temporarily adjourned November meeting of the Charbonneau Green Townhome Association Board at 3:00 p.m. on December 2, 2024, in the Lewis Room of the CCC Activity Center. Board members Larry Shadle, Carole Burnside, and Richard Frey were also in attendance, representing a quorum; Tere Bippes was absent.

Larry presented his review of our Reserve Study Account and Paul presented his draft of our 2025 budget based on information given him by Larry Shadle and Kenton Wolfe, and his analysis of our year-to-date spending compared to our 2024 budget. He noted that he had not added anything for our 2025 Winter Holiday Party in light of the fact that we are subsidizing approximately \$400 for this year's party. No one felt we should add money for a party in December 2025. Larry moved that we approve the draft budget and Richard seconded the motion. All voted in favor and the budget was adopted with an increase in monthly dues of \$7, bringing total dues to \$251 per month for 2025.

Carole thanked Paul and Larry for their contributions to our HOA, including their work on our budget. Paul adjourned the meeting.

Our next full CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on January 15, 2025.

Respectively Submitted,  
Tere Bippes for November 20  
Carole Burnside for December 2  
On behalf of the Charbonneau Green Board