

**CHARBONNEAU GREEN MARCH 2025 BOARD MEETING MINUTES
FEBRUARY 19, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room**

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

Minutes:

January minutes have been posted to our HOA website.

Treasurer's Report - Richard Frey:

- U.S. Bank C.D. earned \$9936 in 2024 and will mature in May 2025.
- The HOA will owe taxes this year, \$1772 Fed / \$417 State
- Our Total Reserves are \$238,334. Total Liabilities & Equity through January 31, 2025, are \$265,891.

Architecture/Landscape Committee Report - Larry Shadle:

- Diana Bowman updated us on our paint project. Power washing and prep will begin Mid-March. Homeowners will get a letter in advance of the day their building will be power washed. Diana has been very thorough in communicating the schedule and action needed by homeowners. Please review her emails.
- Larry reviewed several Architectural projects recently completed. Conversion to rock vs. bark dust will continue with homeowner requests. Rock is more expensive but it is a one-time charge. We will bark dust after the painting is concluded.
- Larry noted that there are fences throughout our complex that are badly rotting that need repair. It is not an option to remove the fence, it must be replaced.
- Larry made a motion asking the board to approve \$5000 for described future landscape projects utilizing bark funding. Dick seconded the motion and it passed.
 - Larry Walker will be in charge of tree and shrub projects.

Pool - Kenton Wolfe:

- The pool is closed. Kenton is maintaining a winter maintenance schedule.
- A pool heater and pump is being installed as well as a pool filter. This was in our budget to replace in 2023.

Emergency Preparedness - Sandy Batte:

- The CCC Emergency committee has a backup generator and recently ran drills to prepare for snow/ice as well as a phone and radio drill. They have established a heating and cooling center.
- We have a wonderful emergency network in Charbonneau with 130 volunteers and they encourage more people to get involved.
- The committee is looking into purchasing Starlink for cell service during an emergency.

Welcome Committee - Nan Moon:

– Nan and Shirley welcomed our new neighbors on Cypress Point, Julie and Richard Smith. They have an informational packet that they present to all new owners that outline our HOA's rules and regulations along with helpful information about Charbonneau.

Unfinished Business - Paul Osborn:

– The Corporate Transparency Act is still on hold.

New Business:

– Dick made a motion to approve a resolution to apply any excess income from the prior year to the subsequent tax year. Carole seconded the motion and it passed.

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

Respectively Submitted,

Tere Bippes

On behalf of the Charbonneau Green Board