

**CHARBONNEAU GREEN APRIL 2025 BOARD MEETING MINUTES  
APRIL 16, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room**

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

**Nominating Committee:**

- Paul announced that, since Carole might have to leave early, she would give her Nominating Committee report first.
- Carole reported that the Committee has agreed to nominate Diana Bowman to fill the remaining two years of Carole's term effective after the Annual Meeting in May. She moved that Diana be elected by the Board. It was seconded and Diana was elected unanimously.
- Carole reported that the Committee had agreed to nominate Paul Osborn for another three-year term on the Board. This position must be filled by a vote of the members, so a ballot will be mailed to all owners by the end of this week with a stamped return envelope. Ballots must be returned by Monday, May 19, 2025, or brought to the May 21 Annual Meeting.

**Minutes:**

March minutes have not yet been circulated or posted to our HOA website.

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

- As of March 31, 2025, our total assets are \$266,591.13 of which \$242,993.21 is in Reserves which will mostly be used for our current Paint Project. Our total liabilities are \$3,951.64, leaving total equity of \$262,639.49.
- He had copies of our Financial Statements available for those who want a copy.
- Paul reported that we made our first payment of \$34,000 to Verhaalen Painting on April 9<sup>th</sup>. They allowed us to pay only half of their first billing due to our money being in a CD maturing on May 2<sup>nd</sup>.

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

- Larry summarized projected activities using Reserve Funds which should leave \$71,000 at the end of 2025.
- He outlined pending groundcover projects. Two tests are planned, one with Vinca on Shirley Chapman's property (\$1,100), and another using Pachysandra Terminalis on Osborn's property (\$825). It was decided to postpone bark installation until next year and try to have a professional landscaper design rock and groundcover alternatives before then.
- He described professional tree trimming and stump grinding projects underway, and a dry-well solution to the perpetually flooded area behind Dick Frey's house.
- Relandscape areas near Farah and Bates homes where trees were removed.
- Japanese Maple maintenance being finalized by Larry Walker with Good News Tree Service.
- Rhododendron trimming being finalized by Larry Walker with Hugo Lopez working with each homeowner.
- Common area landscape improvement request from Richard and Julie Smith was approved with assistance of up to \$1,500.

**Pool - Kenton Wolfe:**

- No Report

**Emergency Preparedness - Sandy Batte:**

- Sandy displayed a 5-gallon bucket designed for use during emergencies when our toilets do not work, and provided information on a 9-page guidebook and other available sanitation products.
- She also talked about an emergency lightbulb that can be used as a regular light bulb which lights automatically when the power goes out.

**Welcome Committee - Nan Moon:**

- Nan reported that Mimi Abell has just returned from her winter residence and they'll meet soon.

**Unfinished Business - Paul Osborn:**

- Paul reported that he has updated our HOA Directory, but it will not be emailed to the owners until after the May Annual Meeting so the Board members and officers will be accurate.

**New Business:**

- The election results will be announced at the May Annual Meeting and an Organizational Meeting for election of officers will follow the regular meeting.
- Paul reported that he had filled out an application to renew our Directors & Officers Liability insurance coverage, due this month.

Our next CG Board Meeting will be our Annual Meeting held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on May 21, 2025.

Respectively Submitted,  
by Paul Osborn  
On behalf of the Charbonneau Green Board