

**CHARBONNEAU GREEN ANNUAL MAY 2025 BOARD MEETING MINUTES  
MAY 21, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room**

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

**Minutes:**

March and April meeting minutes will be posted to our website pending final board approval.

**Treasurer's Report – Paul Osborn reporting for Dick Fry:**

- As of April 30, 2025, our total assets are \$237,857.95 of which \$220,012.98 is in Reserves which will mostly be used for our current Paint Project. Our total Liabilities and Equity is \$237,857.95.
- Copies of our Financial Statements were available for those who wanted a copy.
- Paul reported that we made our first payment of \$34,000 to Verhaalen Painting on April 9<sup>th</sup>. The second payment of \$34,800 was paid prior to this meeting after our CD matured on May 2<sup>nd</sup>.

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

- Larry presented an extensive year-to-date summary update 2024 & 2025. The report will be posted to our website with these minutes.

**Paint Project – Leslie Walker:**

- Leslie reported that the project is nearly complete. All but the final two buildings will be done by next week.
- Diana Bowman has been keeping residents informed with her weekly updates.
- At the completion of the project, there will be touch-up paint available in the pool house for small jobs.

**Pool - Kenton Wolfe:**

- Kenton reported that this year the sand filter was serviced and we replaced the circulation pump. A handrail cover and an extra umbrella were purchase.
- The pool is a perfect 85 degrees and ready for our residents to enjoy.
- It is recommended if we have 'pool issues', i.e., people using the pool who are not guests accompanied by the homeowner or other people not authorized to use our pool that we contact CCC Security.

**Emergency Preparedness - Sandy Batte:**

- Sandy presented an EPPS Annual Report 2024-2025. The report will be posted to our website with these minutes.

**Welcome Committee - Nan Moon:**

- Nan reported that she welcomed nine new neighbors this year, a record for our association! There is a sale pending on 8650 Carmel Circle, Paul has corresponded with the new owner.

**Unfinished Business - Paul Osborn:**

– Paul reported that he was reelected to board for another three-year term. We had 40 homes out of 48 homes return ballots. That's 83% participation!

**New Business:**

–The board recognized and thanked Carole Burnside for her 16 years of service on our Board. Carole stepped down and nominated Diana Bowman at our last meeting to fill her remaining two years of her term.

The meeting was adjourned.

An Organizational Meeting for election of officers will follow this annual meeting.

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on June 18, 2025.

Respectively Submitted,

Tere Bippes

On behalf of the Charbonneau Green Board