

CHARBONNEAU GREEN ANNUAL MAY 2025 BOARD MEETING MINUTES JUNE 18, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room

Present: Paul Osborn, Larry Shadle, Diana Bowman, Dick Frey, Tere Bippes

President Paul Osborn opened the meeting and reviewed instructions.

Secretary: Past Secretary Tere Bippes reviewed meeting minutes from April and May.

Finance: Dick Frey reviewed the balance sheet and pointed out that due to several recent checks, the amount showing is actually \$70-80K less than the stated May 31st balance. There was a brief discussion and it was decided that we will continue to review the P&L and Balance Sheets dated the end of the prior month, since there will normally be expenditures between the beginning of the month and the date of our Board meeting, scheduled the 3rd Wednesday of each month.

Architecture-Landscape: Larry Shadle said our reserve is expected to be about \$40K June 30. Irrigation scheduled 3 days/week, and during the daytime hours on Wednesday and Saturday, please note any over or under watering issues and let him know asap. Attached are his Meeting Notes for this meeting as well.

Pool: Kenton Wolfe reported about various equipment requiring updating. He oversaw the projects and continues to volunteer his work keeping the pool operating and clean. An additional umbrella was ordered and placed in the pool area plus some new amenities for pool use. He received thanks for the new blue “sleeve” on the pool railing, as it was very hot in past years. A discussion ensued about users replacing chairs, umbrellas, and pool floats, etc. in their places for the enjoyment of all, including making sure umbrellas are collapsed when not in use. In addition, help was requested for cleaning the chairs and tables, plus areas around the pool as well as cleaning the pool house and bathroom.

Welcome Committee: Nan Moon reported she and Shirley Chapman visited our newest resident, Tony Minden, who lives on Carmel Circle. Welcome, Tony!

Emergency Preparedness: Sandy Batte updated us on water needs in case of emergencies. It is very important for residents to have enough water for 2 weeks. The recommendation is for a minimum of 1 gallon per day per person. She reviewed alternatives, attached at the end of these minutes. There is also valuable information on the CCC website for emergency prep.

New Business:

Guests parking in Jensen driveway: Paul will discuss with the Jensens. Penalty will be \$25/day.

Website: Tere discussed a letter received from Ron Browning, who has managed our website. He has retired but has offered to continue doing our work for now. We need to

explore new service options in the event he decides to stop servicing our website. Last year costs were about \$450 total for his work. Let's get a few ideas on costs so we can be ready to make a move when necessary or even sooner if the price and service is right.

Christmas Party: Paul has reserved the Fireplace Room in the Clubhouse on December 17th. We also have Spring Ridge reserved for December 10th. People enjoyed it last year, but many also felt it was crowded and didn't offer the opportunity to mingle. We expect a good turnout this year, too, so it appears the Charbonneau site is most appropriate. Options will be discussed at our next meeting. Leslie Walker, Carole Burnside, and Dick Frey were appointed to research catering options on December 17th.

Vietnam Vets Clothing Pickup: June 26th – cards were received in the mail.

Paper shredding: June 21st in the parking lot near the clubhouse.

Moss: Tere brought up that we need to discuss and decide how to ensure moss, etc. is taken care of by homeowners.

Protective Guards for Gas Meters: Tere is following up on the issue of unprotected gas meters and will provide any information she receives.

The meeting was adjourned. The next meeting will be Wednesday, July 16th.

Respectfully Submitted,
Diana Bowman
On behalf of the Charbonneau Green Board

From Sandy Batte:

WATERBRICK: at PREPARED PLANET website
8 @ \$149.95, Spigot \$16.00, free shipping
No returns unless defective

AQUABRICK: at Amazon, 6 W \$185.00, Spigot \$22.00 (3.5 gal)
Free shipping, free return

Aquatabs: \$17.49

CCC website: <https://charbonneaucountryclub.com/>
Under "**Community Safety & Resiliency**"
Emergency Preparedness
Emergency Water
