

Charbonneau Green Townhome Association
Board Meeting Minutes
July 16, 2025

Board Members Present: Paul Osborn, Larry Shadle, Dick Frey, Tere Bippes.
Absent: Diana Bowman

MINUTES: (Tere Bippes reported for Diana):

- May minutes were posted this week and June will be posted after final board approvals.
- Our website manager, Ron Browning, has retired but has offered to continue posting our minutes for now. Diana is looking at future options for when he totally retires.

Treasurer's Report – Dick Frey:

- As of June 30, 2025, our total assets are \$61,520.51 of which \$19,981.89 is in Reserves, reflecting full payment of our painting project. Our total Liabilities and Equity is \$61,520.51. Contact Dick if you want a copy of our Financial Statements.

Architecture-Landscape – Larry Shadle:

- Larry is ready to hire “casual labor” to clean up the south side of the cart path hill behind Martens and maybe same labor for mulch spreading. A survey will go out shortly for mulch, bark chips, and requests for rhododendron trimming. Rhododendrons will be trimmed upon request.
- Pool house area plantings adjacent to Jensen property will be cleaned up and new plantings finalized in the next couple of weeks.
- Japanese Maple trimming has been completed.
- For other details, see July 16, 2025 Meeting notes attached from Larry.
- Verhaalen will bring paint for touch-ups and it will be stored in the pool house next week.

Pool – Kenton Wolfe: Kenton reported all is well, all new equipment is working and in good shape.

Welcome Committee Nan Moon & Shirley Chapman: Our newest neighbor at 8650 Carmel Circle is Ginny Merriman (between Nancy Davis and Carol Ollivier). Welcome Ginny!

Emergency Preparedness – no report this month

UNFINISHED BUSINESS

Summer Pavilion Party: *Reminder: Wednesday, August 20th. Mark your calendars.*

Winter Holiday Party: Menu is pending. Excellent suggestions have been offered by Leslie Walker and Dick Frey for catering. The date is Wednesday, December 17th, and the location is the Country Club Fireside Room.

NEW BUSINESS

- **Protective guards for gas meters:** Tere worked on this and reported that the gas company will install these in the Carmel Circle shared driveway in front of gas meters at no charge.

Our next CG Board Meeting will be held at the CCC Activity Center, Lewis Room, at 3:00 p.m. on September 17, 2025.

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

JULY 16, 2025 MEETING NOTES

RESERVE ACCOUNT UPDATE

Balance 6/30/25		\$37,722
Invoices since 5/31/25:		
Chapman Groundcover (Vinca)	-\$1,100	
Osborn Groundcover (Pachysandra Terminalis) (Pool House Location)	-\$825	
Farah/Dobson/Bates Project	-\$1,075	
Good News Tree (Japanese Maples)	-\$3,496	
Balance 7/16/25		\$31,226
Balance 7/31/25 (Reserve Account Reloads at \$4,711/Month)		\$35,957

DISCUSSION TOPICS

No Architecture/Landscape Requests Since Last Meeting

Tree Work Completed

Rhodie Trimming (142 plants @ \$25 = \$3,550) – At Owners Request

Touch-Up Paint for Pool House/Paint Grid by House

Slides: Davis Project

Rose Bushes by Pool Entrance

Hill Clean-Up by Cart Path

Cypress Point Circle

Cypress Point Entrance

Chapman Groundcover Test

Osborn Groundcover Test

Farah/Dobson/Bates Issues

Irrigation Issues

Barkchip Idea

Pending Projects:

1. Frey – French drain and common area on side of house
2. Davis – bush replacement
3. Bippes – rock work
4. Remaining rock work at Cypress Point entrance and Carmel Circle
5. Monitor irrigation issues