

**Charbonneau Green Townhome Association
Board Meeting Minutes
September 17, 2025**

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

MINUTES:

- July minutes were posted, and there are no minutes from August, as the Summer Party was held on August, 17, 2025 in lieu of the meeting.

Treasurer's Report – Dick Frey:

- Dick reviewed the HOA reserves, well within guidelines at \$41,368 after payment for painting plus pool and landscaping costs.

Architecture-Landscape – Larry Shadle: no report – landscaping is looking very good overall.

Pool – Kenton Wolfe:

- Two years ago, the pool deck was resurfaced for about \$20K. It was recommended that it get power-washed and sealed, and the bid is for just under \$4K. We have scheduled this for early May 2026.
- After today's HOA meeting, the pool will be closed. A few people are needed help to put the pool cover on and to clean and put away the furniture.

Welcome Committee Nan Moon & Shirley Chapman: nothing to report.

Emergency Preparedness – Sandy Batte:

- Sandy said the Shake Out went well. 40 of 48 homes were represented, a 10% increase in participation from last year. Great job!
- This Saturday, 09/20 10 AM – Noon is the Wilsonville Emergency Preparedness Fair at Stein-Boozier Barn at Memorial Park, featuring demonstrations, giveaway items, and preparation resources.
- Wednesday 09/24 is the CCC Community Information Day at 4:30 PM in the Clubhouse. New residents are invited to attend a special greeting at 4 PM. EPPS will be hosting TVF&R, Wilsonville Police, Corporate Crime and a home security firm.
- Emergency backpack – red folder – Oregon recommends a minimum of 2 weeks of food, water, etc. in the event of an emergency. Don't forget to have 2 weeks of medicines at the ready too.

Winter Holiday Party:

- Our Winter Party Planning Committee is reviewing options from multiple caterers for hors d'oeuvres and/or dinner choices for our Winter Holiday/Christmas party and will report more details prior to our October HOA meeting.

UNFINISHED BUSINESS

- Newsletter ideas were discussed. It will be a quarterly newsletter, starting in October. Suggestions welcome – contact Diana Bowman, 808-652-4499.

NEW BUSINESS

- No new business to report.

Our next CG Board Meeting will be held at the CCC Activity Center, Lewis Room, at 3:00 p.m. on October 15, 2025.

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