

Charbonneau Green Townhome Association
Board Meeting Minutes
February 18, 2026

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

MINUTES:

- January Minutes have been sent to the board to review/approve. They will be posted by our website manger the end of February.

Treasurer's Report – Dick Frey:

- Dick reviewed our Balance Sheet and P&L for the month ending 1/31/26. No questions or concerns were raised.
- As of January 31, 2026, our total assets are \$75,287.19 of which \$51,266.13 is in Reserves. Our total liabilities are \$2,713.52, leaving total equity of \$75,287.19.

Architecture-Landscape – Larry Shadle:

- Larry recapped the Architecture/Landscape meeting agenda. See attachment for individual owner landscape requests received for 2026. Last year we spent \$8793 vs. a budget of \$4600.
- He reviewed the Edison request for window modification. Harps and Lea's, neighbors who have visibility, have approved the changes as well as the committee. There will be a dumpster in the guest parking area for approximately 5 days

Pool – Paul Osborn:

- HydraPure warranty service was completed. Our pool equipment is in good shape, and due to wear, we resealed the deck in October 2025, incurring those expenses a year earlier than planned.
- Follow up is still in progress for the drinking fountain leak.
- We have contracted with C&S Services at \$383/month every month to take over pool maintenance. There will be extra charges for chemicals and other necessary maintenance costs.

Welcome Committee Nan Moon & Shirley Chapman:

- Welcome Packet for 2026: We briefly reviewed the welcome packet that Nan and Shirley provide all new homeowners in our HOA. There are some updates needed.
- Some suggestions include reviewing that CCC documents with new owners, specifically the resident information form. The monthly dues and budget numbers need to be updated, and make note of the Homeowner Association responsibilities vs. Homeowner responsibilities. Also, we can add the Charbonneau Green HOA directory and an addition that shows how to get on the website. Included currently are the parking rules and directions for parking variance, architecture requests, landscape requests, and pool rules.
- We can also add the most recent newsletter, an updated map of Charbonneau Green, the dates of HOA meetings, and a notification of the annual homeowners insurance assessment that is due each December.
- Anna offered to help put it all on a flash drive so that we can easily make updates and print updated information as necessary.

Emergency Preparedness – Sandy Batte:

Sandy reviewed how to sign up to receive the EPPS Emergency Text Notification Program for our Charbonneau community. You will not receive any marketing or promotional messages other than Emergency notification.

Unfinished Business:

No Unfinished Business

New Business:

- The CCC Architecture committee changed the 'flag' rules to add flags representing a sports team or school. Currently our HOA only allows the American flag to be displayed. After a brief discussion the board decided to leave our current rule in place and will discuss in more detail at a later meeting.

Our next Board Meeting will be held at the CCC Activity Center, Lewis Room, at 3:00 p.m. on March 18, 2026.

Respectfully Submitted,

Tere Bippes for Diana Bowman
On behalf of the Charbonneau Green Board