

Charbonneau Green Townhome Association
Board Meeting Minutes
March 18, 2026

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

MINUTES:

- Tere Bippes updated us that February minutes will be posted next week after Board review.

OPENING:

- Paul Osborn reviewed dates that Board members will end their term. Two terms end May 2026.
- Dick Frey has decided to retire from the board this year, and Diana Bowman has indicated she is interested in remaining a Board member. A discussion ensued asking for interested parties to come forward with their interest. Diana mentioned that she spoke with Anna Edison about joining the board. Any others interested can contact any Board member as soon as possible, as nominations will take place in our April 15th meeting so that ballots can be sent out so that voting can conclude before our annual Board meeting on May 20th.
- Paul also reviewed our tax filing for 2025.

Treasurer's Report – Dick Frey:

- A motion was made by Dick Frey to apply any excess income from our prior year to the subsequent year, and it was seconded by Tere Bippes and passed unanimously.
- Dick reviewed our Balance Sheet and P&L. No questions or concerns were raised.

Architecture-Landscape – Larry Shadle:

- Bark chips – Larry Shadle reviewed bids for bark chips and the best quote is for \$20,580 plus approximately \$3,400 for any special prep necessary prior to blowing in the bark chips, for an approximate total of \$24,000. Larry made a motion to approve this budget and Tere Bippes seconded. It passed 4-1, with Diana Bowman voting against the bark chips prior to getting more information.
- Larry will send out pictures of the 3 types and colors of bark that are offered for final approval.
- **Concrete repair – let Mike Pridemore know if there are any common areas near your property that need concrete repair.** A cost estimate is \$35,000 - \$40,000.
- Charbonneau Water Company – Larry Shadle attended a meeting and shared the following:
 - Serves ~ 1500 homes
 - Consists of river water that goes through state of the art facilities.
 - No price increases are proposed this year.
 - The pump system, even with the state of the art equipment, has a maximum limit on how much can be pumped at a time.
- Sprinklers – our sprinklers will run during the day this year, as the golf course waters at night and the pump system capacity is diminished during the night hours. We will get better water pressure and coverage by moving our watering schedule to daytime hours.

Welcome Committee – Nan Moon and Shirley Chapman:

- Nan Moon has moved, and so there is an opening on the Welcome Committee.
- Interest in the positions was sought, and three people volunteered: Anna Edison, Peggy Osborn, and Ames Van den Berg.

Emergency Preparedness – Sandy Batte:

- No report at this time.

UNFINISHED BUSINESS

- There was no unfinished business.

Our next meeting will be held Wednesday, April 15, 2026 in the Lewis Room at the Charbonneau Activity Center at 3:00 PM.

Respectfully Submitted,

Diana Bowman
On behalf of the Charbonneau Green Board