

Charbonneau Green Townhome Association
Annual Board Meeting Minutes
May 20, 2026

Board Members Present:

Paul Osborn, Larry Shadle, Tere Bippes, Diana Bowman, Anna Edison

Opening – Paul Osborn:

- Welcome to our Annual Meeting of our Charbonneau Green Townhome Association (HOA)
- Election results: We received votes from 32 of 48 units in our HOA. The minimum required was 10. Thank you for your participation. The results of our election of new Board Members are as follows:
 - Anna Edison and Diana Bowman have been elected to serve as Board Members
 - Following this meeting, the Board will vote to fill each position, President, Treasurer, Chair of Architecture & Landscape Committee, Secretary, and Member-at-Large / Special Projects, and decisions will be announced at our next Board meeting June 17, 2026.
- We also want to recognize Dick Frey for his faithful service as Treasurer for the past three years. With only minor exceptions, he has come here to the CCC Activity Center as necessary every Monday from 11:30 to 12:30 and every Thursday from 2:00 to 3:00 to sign checks and pick up or deliver documents. THANK YOU DICK, FOR YOUR SERVICE.

Minutes & Website – Diana Bowman:

- Minutes from 04/15/2026

Treasurer's Report – Dick Frey:

This is Dick's last meeting, as he is resigning from both his position and the Board. Dick has been a valued member of our HOA Board. MANY THANKS to Dick for his work both as Treasurer and Board Member.

Architecture-Landscape – Larry Shadle:

- See the ARCHITECTURE/LANDSCAPE SUMMARY, 2025 & 2026 year-to-date update

Welcome Committee:

- Anna Edison, Ams Van den Berg and Peggy Osborn have volunteered to take positions on the Welcome Committee following Nan Moon's recent move. Shirley Chapman has also offered to assist wherever needed, as she has worked for years, in conjunction with Nan Moon, to welcome our new neighbors. Anna, Ams and Peggy are working to make sure our materials are complete and up to date, as there have been many changes in recent months and years.

Emergency Preparedness – Sandy Batte :

- **Strong Cadre of HOA Captains:** We experienced a large turnover in homes and combined with moves and health issues, it became necessary to recruit a new batch of Captains, trained to see us through the first hours of any major emergency. We are very blessed to have so many of our new neighbors volunteer to be part of this vital program to keep Charbonneau a safe and resilient place to live.
- **New Captains' Handbooks:** Prepared by the EPPS Committee, these handbooks provide important information to our volunteers, including a detailed map of our HOA with PODS noted as well as turnoffs for gas and water.
- **From Charbonneau's EPPS Committee:**
 - FREE Emergency TEXT Messaging Service

- Small generator to assure refueling of the community's backup power generator (from a Wilsonville grant). We can refuel our bigger generator, too.
- Walkers' Watch program funded (also through a Wilsonville grant) provides walkers with special safety vests and training from Wilsonville Police on observation and reporting skills. Anyone can have one by participating in the meeting/training offered here in Charbonneau.
- Last but not least, we are **FORTUNATE to have Sandy Batte** as our Lead Captain. She is knowledgeable, helpful, resourceful and accessible, and she also leads all of the Charbonneau committees for Emergency Preparedness (EPPS).

Major Changes & Events in the last 12 Months:

- Paint Project – this is the best example of why we have a reserve account.
- Pool Maintenance & Service – MANY THANKS AGAIN to Kenton and Mary Wolfe who have done an outstanding job maintaining the pool, the pool deck and furnishings, and the pool house. Kenton has spent countless hours with pool experts and individually, addressing issues, maintenance, and improvements that benefit all of us. The pool should be open this Saturday, May 22nd.

NEW BUSINESS

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on June 17, 2026.

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

ELECTION OF OFFICERS

Following the Charbonneau Green HOA General Board Meeting today, the Board reconvened at 3:40 PM and held the election of officers as follows:

President – Paul Osborn	Nominated by Diana and seconded by Tere
Secretary – Diana Bowman	Nominated by Tere and seconded by Anna
Treasurer – Tere Bippes	Nominated by Anna and seconded by Diana
Chairman, Architecture & Landscape – Larry Shadle	Nominated by Paul & seconded by Diana
Member-at-Large & Special Projects – Anna Edison	

CHARBONNEAU GREEN HOA ANNUAL MEETING
ARCHITECTURE/LANDSCAPE SUMMARY
2025 & 2026 YEAR-TO-DATE UPDATE

ARCHITECTURE APPROVALS

- 2025:** M Bowman – deck and fence
Harp – patio and window golf ball screens
Smith – paver project
Merriman – deck and fence
- 2026:** Edison remodel

LANDSCAPE COMMENTS

Overspent several budgets in 2025, in 2026 we'll be more conservative

- 2025 projects:** Pool entrance enhancement
Soil for Harp/Batte/Dobson/Wolfe
Smith landscape assistance
Harp – sand placed in soggy common area
Frey – French drain placed to control flood area
Pridemore – ivy removal and rock project along road
Groundcover tests: Chapman and Osborn
Great idea and results but too expensive to implement
Rock work projects – FP Road & Boones Bend, corner of Boones Bend
and Cypress Pt, perimeter trim on Cypress Pt and Carmel Circle,
plus homes (Massing, Magee, Burnside, Harp, Taylor,
Edison, Davis, Smith, Pridemore)
Problem trees removed (Merriman, Chapman, Stromberger, Farah) *M. Bowman*
Rhododendrons: 42 of 142 plants trimmed
Japanese Maples: 22 trees trimmed
- 2026 Big Projects:** Barkchips on 5/27, don't expect much landscape work after that date
Concrete – will survey when barkchip project is complete
Trees – done for the year (spent \$7,500)
Rhodie trimming – by homeowner request (contact Larry Walker)

2026 Budgets thru April:

	Jan-Apr Expenses	Annual Budget
Landscape Improvements	\$777	\$3,000

Items not included in contract like spring/fall flowers, crabgrass treatment, lawn aeration, grass reseeding, etc.

	Jan-Apr Expenses	Annual Budget
Miscellaneous Landscape	\$1,853	\$5,750

Replacement trees and plants at homeowner request (Barrett, Chapman, Davis, Stromberger, Abell, Van den Berg, Magee, Moore, Merriman, and plants along French Prairie Road)

	Jan-Apr Expenses	Annual Budget
Irrigation	\$1,276	\$3,500

Spring start-up repairs

RESERVE ACCOUNT COMMENTS

April 30, 2026 Balance = \$61,336 – we are in good shape!

Spent to date:	Trees/Rhodies	\$9,770
	Rocks	\$1,350

Barkchips coming: Prep budget \$3,000
Job bid \$20,580 (may be less)

Big Spends in 2025: Paint project = \$206,700

Pool heater/pump/deck = \$11,935

Rocks = \$5,035

Trees/Rhodies = \$13,227

Irrigation timer = \$720

Groundcover/soil/grass reseeding = \$6,070

French drain/sand remedy = \$1,920

~ 27K

~ 29K