

Charbonneau Green Townhome Association
Board Meeting Minutes
July 15, 2026

Board Members Present:

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

Opening – Paul Osborn:

- Paul greeted everyone and gave the opening instructions as the meeting was called to order.

Minutes & Website – Diana Bowman:

- Minutes are pending and will be sent out for approval and posted shortly.
- Website transfer to new host is complete, and I am still learning how to make posts and updates. It is a lot more detailed than I expected, but I'm determined to learn. I appreciate your patience as my learning curve continues to improve.

Treasurer's Report – Tere Bippes:

- Reserves almost \$48k, Total assets \$68,359.73

Architecture-Landscape – Larry Shadle:

- **ANOTHER COMMITTEE MEMBER IS URGENTLY NEEDED.** PLEASE consider joining our A-L committee to support our HOA and contact Larry Shadle for more information.
- Concrete work is scheduled for late August.
- Tree removal, rock placement and tree replacement completed.
- Bark dust delivered and distributed, and our landscapes look even better!
- See the CG Reserves sheet for cost details and reserve balance information,

Welcome Committee:

- Anna Edison, Ams Van den Berg and Peggy Osborn (and Shirley Chapman as needed) have volunteered to be our Welcome Committee. Anna is working to make sure our materials are complete and up-to-date.

Emergency Preparedness – Sandy Batte (prepping for tonight):

- The Wildfire Preparedness event is tonight, 7/15/26 at 6:00 PM in the Charbonneau Clubhouse. Everyone will receive a free emergency water container, and they are also giving free raffle tickets for fire extinguishers.

UNFINISHED BUSINESS

- Insurance Report – we are still considering options for the annual December insurance coverage by building. Last year, we decided not to make any changes, and with the overall sharp increases in insurance coverage costs, we are exploring alternatives, like a higher deductible, lower coverage, and more to keep costs in line. Your participation in our meetings is vital to this and other issues being discussed and decided this year.
- Paul has spoken with CHOA re: our Master Policy. It is a condo policy and we are townhouses, which includes the building + land. Condo policies are for buildings only. He will meet with our insurance agent, Jay Puppo, to confirm our coverage is exactly what is needed and required.
- We did not receive any feedback about changing the meeting schedule to every other month, so for now, we will continue monthly meetings except for our parties in August (Summer) and December (Winter). We will discuss this again in September.

August Summer Party: The party August 19th right around the corner. It is a potluck and there is no charge. The HOA will provide the main dish, turkey and cheese wraps from Costco along with bottled water, and we are asked to contribute side dishes or desserts. Musa cannot do the table decorations, so Anna and Tere volunteered to take care of them. Tere also is picking up the sandwiches and water as well as checking for table coverings and setup. We are looking forward to gathering and visiting while enjoying delicious food and followed by some fun games. Join us if you can!

Winter Holiday Party: Date: Wednesday, December 16th. Leslie Walker has secured the caterer from last year for this year's dinner.

NEW BUSINESS

- Pool pass – we are experimenting with a pool pass as discussed in our HOA meeting and will review results in meetings following the closure of the pool this year, so that rules and regulations are communicated and enforced clearly and considerately.
- A lengthy discussion covering pool pass criteria and format ensued. We need to be mindful of liability and other legal issues as well as the safety and enjoyment of the pool and surrounding area.
- Signs facing the Golf Course are prohibited.
- Dusk-to-Dawn lights must be maintained by owners.

There will be no CG Board Meeting in August. Instead, we will have our annual Summer Party in the Charbonneau Pavilion on Wednesday, August 19th. All are welcome and encouraged to join for a fun and delicious evening!

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on September 16, 2026.

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

ARCHITECTURE/LANDSCAPE COMMITTEE COMMENTS
JULY 15, 2026

ARCHITECTURE

No new requests

LANDSCAPE TOPICS

Two projects completed:

Merriman Gas Meter Barrier



Before



After

Edison Common Area



Before



After

Projects in Queue: Edison, Bippes, Van den Berg, Burnside

2026 Budgets thru June:

Carmel Circle

Jan-May Expenses

Ideas:

Annual Budget

Landscape Improvements	\$803	\$3,000
Miscellaneous Landscape	\$4,005	\$5,750
Irrigation	\$1,801	\$3,500

**ARCHITECTURE/LANDSCAPE COMMITTEE COMMENTS
JUNE 17, 2026**

Reserve Account – projects to discuss

6/30/26 Balance = \$47,769, reloads at \$5,071/month
Need to finish at \$35,148 at end of year

Tree work: Reserve budget was \$4,658, spent so far \$8,260
(Larry W.) Japanese Maple trimming (Good News bid, \$4,260 for 23 trees)
Rhododendrons (Hugo – ongoing at \$25 per at owners request)

Concrete: Reserve budget \$20,568
(Mike P.) Premiere Concrete new bid = \$67,200
Last jobs were in 2018 and 2012

Batte/Chapman/Wier Driveway Area: \$27,850
(Private work: Batte, Chapman, Edison)
Burnside/Bennish/Massing Driveway Area: \$27,850
Private work: ???
Shadle Parking Area: \$11,500
Private work: Moore??
Repairs: Osborn cracks – no charge

Carmel Entrance Project:



Carmel Circle

Ideas:

