

Country Club Estates Annual Meeting Minutes

January 10, 2018 -- 6:00 p.m. - Approximately 22 people were present.

Country Club Estates (CCE) Property Manager Rick Schram opened the meeting and introduced CCC Executive Director Susie Stevens. Rick welcomed everyone to the meeting. He asked for a show of hands from homeowners who were attending for the first time. Four homeowners raised their hands.

Rick said the dues for CCE mainly pay for pool operations, plus landscaping, and reserves for asset replacement. He reported that 18 homes sold in CCE in 2017 compared to 14 homes in 2016. There were a total of 40 homes sold in the last three years. Home sale prices in 2017 ranged from \$390,000 to \$660,000. The range in 2016 was \$360,000 to \$566,000.

Rick reported there were 93 architectural change request forms submitted in 2017. These included 34 tree removals, 13 roof replacements, and 18 homes were painted. Other applications included driveway and sidewalk replacements, storage sheds, plus installations of patios, decks, and satellite dishes. Rick said most architectural control applications are approved within two business days and if homeowners have questions they may call either the Charbonneau Country Club office or Rick directly.

Rick said in 2017, all four pools opened shortly after Memorial Day and the association had sufficient funds to keep the four pools open until the third week in September. He noted that a pool filter at pool #4 failed in 2017 resulting in a flood in the small poolhouse. The repairs were covered by insurance. Rick reminded CCE homeowners that the poolhouse at the corner of Country View Lane and Country View Loop is available for use with a \$50 refundable deposit. Homeowners must clean the poolhouse after their event. The poolhouse can be reserved by calling the CCC office.

Rick reported Charbonneau Country Club (CCC) purchased and installed a chair lift at pool #1 to accommodate disabled residents so they may access a pool. CCC has made the chair lift available to any resident in Charbonneau and one resident has requested access to the pool. Rick said there will be repairs to the brick wall this summer and the French Prairie Road wood fence will be power-washed and some boards replaced.

Rick said CCC has been moving forward with its disaster preparedness efforts throughout Charbonneau. These efforts have become significantly more robust in the past year. Rick introduced CCE homeowner, Joan Vedder, who is the CCE representative on a larger, community-wide, disaster preparedness committee. Rick reviewed several actions homeowners should take to get prepared. He said more volunteers are needed to be designated 'neighborhood captains' in order to organize 12 to 15 homes in their area.

Rick asked if there were any questions or comments. Mike Kern said he is concerned about the large trees on French Prairie Road. He said there are too many trees, they were planted too close together, they are overgrown, and they block the sunlight making it hard to see with a dappling effect of shadow and light. Mike said he is concerned about both personal and property safety, noting the trees impact visibility at intersections and large branches drop on the roadway. He added the leaf drop every fall is also a concern. The leaves impact storm drains and can be slippery when wet. Mike proposed the removal of all the trees in the median strip and on the east side from Country View Lane to the east entrance at Miley Road. He said taking out the trees on the east side of the road and the median strip will make the west side trees do much better. Mike added that the trees could be replaced with species that are more appropriate in size.

Several people agreed that falling branches are dangerous and visibility at some intersections is difficult. Mike also said the Fountain Lakes Association wall across from pool #1 obstructs drivers' ability to see approaching vehicles. Some attendees wondered about the cost of removing so many trees and who would pay for it. Rick Schram noted these street trees are the property of the City of Wilsonville. He said the CCC Landscape Chair is aware of the tendency for branches to break off during storms. There were comments about the beauty of the trees and that they provide shade during summer months. Mike said another issue is the inability to add a sidewalk along this stretch of French Prairie Road. He said if the trees were removed then a sidewalk could be installed along the curb with appropriately-sized trees replacing those removed. There was a discussion of people walking in the street. Joan Vedder said people walk with dark clothes at night or side-by-side with a dog on a leash. It was suggested one lane be made into a pedestrian-only lane.

Mike Kern said some homeowners are not cleaning built-up moss off their sidewalks. He asked the association do something to improve compliance. There was a discussion about public sidewalk repairs. Rick noted homeowners are responsible for sidewalks adjacent to their properties and need to make sure there are no tripping hazards.

There was a request for a dog waste station at pool #4.

Rick talked about a new committee forming to discuss replacement of the play structure at the Tot Lot. He made a request for volunteers to join the committee. There was a discussion about possible changes at Edith Green Park with suggestions including a fenced dog park and pickle-ball courts. Rick talked about the vole problem at the park and said the rodents have been eradicated and a community softball group will be playing on the ball field for a second year this spring.

There being no other comments or questions, the meeting adjourned at 7:10 pm.