

Charbonneau Country Club Board of Directors
Minutes of the Monthly Meeting
July 30, 2019 – 3:00pm

A meeting of the Charbonneau Country Club Board of Directors, an Oregon nonprofit corporation, was called by President Kathy Harp at the Charbonneau Clubhouse in Wilsonville, Oregon.

Board Directors Present:

Staff:

Visitors:

Kathy Harp, President	Levi Smith	Kim Hosford	Visitors listed below
Lindy Anderson, Treasurer	Steve Switzer	Jim Meierotto	
Kamran Mesbah	Pat Tewell	Karen Pratt	
Anne Shevlin	Larry Walker	Rick Schram	

Call to Order: President Kathy Harp called the July 30, 2019 meeting to order at 3:00pm.

There were no changes to the Agenda.

President Harp invited the visitors to introduce themselves and to make a comment if they wish.

Cherie Sanville, resident

Janet Moore, resident

Jill Walker, aerobics instructor at Charbonneau. Jill said her class is at capacity in the Fireplace Room with 35 people and needs a bigger space. More people would like to join, but cannot because of the limited space. There are also safety concerns in this room.

Janet Bentz, French Prairie resident. She would like the board to stop revisiting this issue and see some action taken. She encouraged the board to level the Annex building and to think of the future of Charbonneau.

Judy and Mike Brennan, Villas on the Green residents. They are the closest residents to the Annex building and they are all for tearing it down and constructing a new building in its place.

Dale and Sharon Kadell, resident

Orville Bell, resident

Martha Griggs, resident

Kathy Fuller, recently retired CCC board director. She proudly supported the purchase of the Annex, and the decision to demolish it and build a new building in its place. She feels that this is in the best interest of the community and she urges the board to move forward with their original decision.

Jane and Ken Teunon, resident. Agree with Kathy Fuller's statement.

Tony Holt, former CCC board president. Tony shared his concerns regarding the merger between CCC and the golf club. He urged the current board to set up a subcommittee to review the financial aspects of a merger and the current state of the CGC finances and OB Sports 5-year financial forecast. Kathy Harp responded that they are carefully looking at all the financial aspects of this merger.

Myrna and Gene Tienken, residents.

Joyce Bowden, resident. Read a statement in which she said that the clubhouse brings value to the community. She understands that some residents do not use this facility, but said that it is a good and necessary thing, just like the police and fire agencies. She encouraged the board to be open to enriching the lives of Charbonneau residents.

Joanna Sawyer, resident. She encouraged the board to make one decision at a time. Decide on the Annex first and then make a decision about the golf course merger.

Carol Zinsli, resident. The current clubhouse was not built for privacy and she believes this is an important need.

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Mary Nirschl, resident. She is concerned about the Annex and merger with the golf course. She urged the board to do their due diligence regarding the financial aspect of the Annex building and to make sure that the Annex plan is shared with everyone. She is worried about the financial impact the merger will have on the residents.

Peggy Green, resident

Pat Jacobson, resident. She expressed her concern about the financial impact the Annex project will have on the residents' HOA fees as most live on a budget.

Len Zucker

L.A. Jacobson

Floyd Winslow

Leslie Walker

Bob Bowden

Bruce Olson

Gene Harp

President Harp read a letter that Virginia Horler submitted to the board as she was out of town. Virginia urged the board to proceed with the Annex project.

President Harp announced that Bob Harland submitted his letter of resignation, effective immediately, on Monday, July 29. She said that according to CCC bylaws his position will be filled by a board appointed person from a list of applicants. Bob would like to continue as Civic Affairs Committee chair. Lindy Anderson made the motion to have Bob Harland continue as Civic Affairs Committee chair. Motion was seconded and passed unanimously.

Kamran made a motion that the board recruitment committee become active to find a replacement for the open board position and create a timeline for this to take place. Motion passed unanimously. Kathy Harp volunteered to help with this process.

Operations report: Jim reported that the annual maintenance costs for the Annex building are currently about \$36,500 for the empty building. Tearing down the building would save a significant amount of money. CVCC dues are a fixed expense and are \$13,272 annually. There are many projects that are on hold because of the delayed Annex decision. The Annex building and walkway are falling into disrepair but we are unwilling to invest money into repairing these if they will be torn down.

Annex Timeline: President Harp reviewed the Annex timeline and urged the board to make a decision regarding this project. Board discussion ensued. Kamran and Levi would like the board to give the community an opportunity to vote on this decision. Larry commented that the board has given every resident multiple opportunity to share their views and that the residents elected the board to make important decisions like this one. Lindy Anderson made a motion to uphold the original motion from September 2018 which was to tear down the current building and construct a new one with approximately the same square feet as the current building. Further discussion took place. The majority of the board felt that it was time to move forward with the Annex project. President Harp called for a vote by hand. Six voted in favor of the motion. Kamran Mesbah and Levi Smith opposed the vote. The motion passed.

Larry Walker motioned that the board move into Executive Session to discuss legal matters regarding contract negotiations. Motion approved unanimously. The board meeting moved into Executive Session at 4:05pm.

The regular board meeting resumed at 4:55pm.

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Kamran made a motion to authorize the President Harp to sign a letter to start the process of valuation of golf club shares by Jay Sickler, Principal, Cogence Group PC. Motion passed unanimously. Steve and Jim will work together to communicate to the community the current status of the community engagement outreach effort.

New business: For reasons unrelated to Bob Harland's resignation, Larry Walker submitted his resignation effective at the end of September, unless someone was appointed to take his place sooner than that. Larry urged the board to think about downsizing the board from 9 members to 7. This would mean a change in the bylaws and would not be able to happen until the Annual Meeting.

Adjournment: No other business came before the board. The meeting adjourned at 5:15pm.

Pat Tewell, Pat Tewell, CCC Secretary
Kathy Harp, Kathy Harp, CCC President

