

**Minutes for the Charbonneau Country Club Annual Meeting
Wednesday, May 15, 2019 – 6:30pm**

Board Directors Present:

Kathy Harp, President	Kamran Mesbah
Bob Harland, Vice President	Levi Smith
Kathy Fuller, Secretary	Pat Tewell
Lindy Anderson, Treasurer	Larry Walker
Tony Holt	

Also in attendance: Approximately 240 members of the Charbonneau Country Club (CCC)
Property Manager, Rick Schram; Office Staff Jim Meierotto, Kim Hosford, and Karen Pratt

President Kathy Harp called the meeting to order at 6:30pm. Financial reports were handed out to all who attended the meeting. Each Board Director gave a brief summary of their actions and responsibilities for the year. Treasurer, Lindy Anderson, requested the membership vote on a resolution required by the Internal Revenue Service. Lindy read the resolution aloud and then called for a raise-of-hand vote for approval of the resolution. The resolution passed with no member opposing the vote.

President Kathy Harp presented the CCC Board election results. She announced Anne Shevlin and Steve Switzer were elected to the Board and Bob Harland was re-elected.

Questions from the CCC members which were answered by Board of Directors are as follows:

- On the 2017-2018 Balance Sheet that was handed out there was an increase of \$500,000 in the investments and equipment line. What generated that increase?
 - CCC purchased the Annex (old restaurant building) building for \$620,000.
- Will there be another community meeting regarding the Annex at a later date so more members would be able to attend?
 - Larry Walker will consider another date and will send out an update. Larry and Kamran Mesbah would be willing to attend HOA meetings in order to share information and answer questions.
- Will there be another Charbonneau garage sale this year?
 - Yes, Carlene Lynch is in charge of the East Entrance garage sale.
- Is there a deadline for a decision on the Annex?
 - Yes, hoping for late July or early August.
- CCC member thanked Kim Hosford for her role in the community!
- How will the Annex building be paid for?
 - The Board will secure a loan which could be paid over 20-25 years to spread out the cost. Dues are predicted to go up \$8-22 per month.
- There are some pools in County Club Estates that are in need of repair or replacement. Where is the money coming from for those repairs/replacement?
 - There is money in the Country Club Estates reserve account to cover those costs.
- Has a marketing study been done for the Annex building and surrounding area? Is there a need here that isn't being met?

- Larry Walker stated that this is the feedback that the Board will be looking for with the upcoming outreach opportunities.
- The Marina is aging. How do you anticipate funding improvements for this asset?
 - Bob Harland responded that a reserve study will be done this coming year. There is a reserve account for the Marina but one of the questions he will ask during the reserve study is if money from one asset may be used for another asset.

There was no other business to come before the membership. President Harp adjourned the meeting at 8:10pm.

Pat Tewell, Pat Tewell, CCC Secretary