

Charbonneau Country Club Board of Directors
Monthly Meeting Minutes
December 3, 2024

The regular monthly meeting of the Board of Directors of the Charbonneau Country Club, an Oregon non-profit Corporation, was called to order by President Anne Shevlin in Wilsonville, Oregon, on December 3, 2024.

Board Directors

Anne Shevlin - President
Kathy Harp - Vice President
Lindy Anderson - Secretary
Linda Owen - Treasurer- Excused
Lee Harker

Board Directors

Mary Fieweger
Bubba Heard
David Mauk
Alice Galloway- Excused

Staff:

Jim Meierotto
Neil Kennedy
Rick Schram
Claudia Vidal
Donna Roisom

Call to Order: President Anne Shevlin called the meeting to order at 2:00pm.

Review of the Agenda:

No changes

Public Comment:

An open session commenced, and residents provided their input, questions, and comments to the Board. The Board answered questions and engaged with the residents throughout the public comment session.

Approval of Meeting Minutes:

Director Lee Harker moved for approval of the November meeting minutes. The motion was seconded and passed.

Standing Committee Reports:

Treasurer's Report:

General Manager Jim Meierotto reported on financials. The only item of concern at this time is the irrigation repairs, but we are looking at a solution to repair the aging irrigation system. Our checking account balance is at it's normal low at this time of the year as we pay our insurance premiums, but it should start going back up soon as residents start submitting their 2025 dues.

Financial Oversight Committee:

In the past, the Financial Oversight Committee was necessary to overlook the major assets, bank loans, and expansions. As we wrap up projects and start focusing more on operations, the board will consider the need and purpose of a Financial Oversight Committee and determine the best use of the committee's time.

Sports Center Manager Report:

Donna Roisom reported the new Sports Center is officially open! The Grand Opening is scheduled for December 14th at 1pm.

Property Management:

Rick Schram reported City Wide will be starting on the annual dead wood pruning of the oak trees on French Prairie Road this week. Leaf cleanup on French Prairie Road is now completed. Pacific Landscape installed the new water line in the sleeve that goes under French Prairie Road, by Edgewater.

Activities:

Secretary Lindy Anderson reported on current and upcoming events.

Country Club Estates:

Director Lee Harker moved for approval to add the following people to the administrative committee for Country Club Estates: April Marcell, Doug Parker, Bea Benesh, Lindy Anderson, Rick Schram, John Hector, Pat Hickman, David Mauk, Maryanna Wiese, Judy Hickman, Nancy Browning, and Joanne Rader. The motion was seconded and passed.

Welcome Committee:

Director Mary Fieweger is planning the annual cookie exchange and encourages everyone to come. Mary Fieweger met with the new director for SpringRidge, Colleen Lang, and will be working together to see how to get their residents more involved in our community activities.

Architectural Control & Landscape:

The architectural control committee met in November and shared that their main topic at this time is flags. They will be putting together some language that will pull Flags from the Garden Art area and make it its own category. They will then bring it to the board for approval in February. The only current flag allowed in Charbonneau is the US Flag. They are looking to allow two flags per residence, one being the US Flag and a choice of State of Oregon Flag, Veterans Flag, or Sports/School Flag. Other topics the committee discussed were fence painting, irrigation problems with the local HOAs, as well as planting drought resistant plants.

Asset Management:

Director Lee Harker reported that now that the Sports Center is complete, we will be adding landscaping around it this winter, which will include input from Fairway Village Loop Condos. BC Group proposal for the parking lot came in, no action was taken at this time.

Director Lee Harker moved for approval to add Terry Adams to the Asset Management Committee. The motion was seconded and passed.

Emergency Preparedness and Safety Report:

Director Bubba Heard reported on the positive turnout of the Incident Command Center drill on October 29th that involved EPPS members, MTR's (medically trained residents), and staff. Jerry Baker and Spencer Groshong will be stepping down from the committee.

Director Bubba Heard moved for approval to add Rita Neumeister to the Emergency Preparedness Committee. The motion was seconded and passed.

Golf Club Liaison:

Director Bubba Heard reported the weather has not affected the golf course attendance. Yellow course new traps have been put in. A new golf cart barn is in the second phase of permits, it'll be next to the new Sports Center.

Civic Affairs:

Director David Mauk reported he has attended a number of meetings with the Aurora Airport and has a final meeting coming up, that will go over the proposal of the master plan for the Aurora Airport. Dave Mauk will be going to Salem to meet with Courtney Neron, Greg Leo and Legislative Aids to discuss the State Highway Funding. The communications committee and civic affairs is working together with The City of Wilsonville to put together a program to allow feedback from the Charbonneau community for the walking path on French Prairie Road.

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General Manager's Report:

General Manager Jim Meierotto recognized Kristine Bresnahan and the Christmas decorating volunteer group for the excellent job they did in decorating our buildings for the Holidays. Annual invoices went out to all Charbonneau residents on December 2nd. Jim Meierotto asked the board for a copy of their driver's license to file for the Corporate Transparency Act and avoid \$500/day fines. The act does not apply to 501c's. Jim will wait to file until December 31st, as there are current legal challenges.

President's Report:

President Anne Shevlin announced The City of Wilsonville is offering grant money for community enhancement and encourages everyone to bring their ideas on how we could use that money. Last year, we were granted money to purchase new radios for EPPS. The new board member recruitment begins in January.

Public Comment:

An open session commenced, and residents provided their input, questions, and comments to the Board. The Board answered questions and engaged with the residents throughout the public comment session. Of note, Dave Mauk, speaking as a resident stated that a new 501c3 called Charbonneau Community Foundation was created and its mission is to use its tax exempt status to be a place where residents can donate money for community projects that will be tax deductible.

Unfinished Business:

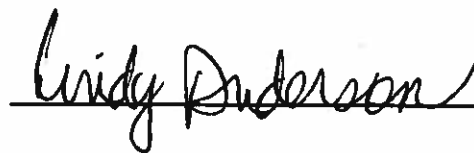
The Board has no unfinished business.

New Business:

Kathy Harp announced that the final permitting on Edith Green Park was approved and the project at the park is completed.

Adjournment:

President Anne Shevlin adjourned the meeting at 3:33pm.

 _____, CCC Secretary

