

CHARBONNEAU COUNTRY CLUB BOARD OF DIRECTORS MEETING

March 3, 2026 – 2 p.m.

At the Activity Center in the Lewis Room
32050 SW Charbonneau Drive

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81067850610?pwd=IKN9QFubD8hbAWOtbIaSBWTxYbzTXo.1>

Copies of the Agenda Will Be Provided at the Meeting

AGENDA

1. Call to Order
2. Review of Agenda
3. Resident Comments – 10 Minutes
4. Approval of Draft Minutes
5. Questions or Comments on Committee Reports in Board Packet
6. Sports Center Governance Council – Joe Brouillette
7. Managers Report – Jim Meierotto
8. Presidents Report – Kathy Harp
9. Resident Comments – 10 Minutes
10. Unfinished Business
11. New Business
12. Executive Session – Personnel Matters
13. Adjourn

Upcoming Meetings

- **April 7** - Board Meeting at 2PM
- **May 5** - Board Meeting at 2PM

Charbonneau Activities and Events Committee Report March/April

March, 2026

*Thur. March 5th, 11AM The Clubhouse Dining Room-Conversations with Kerry Eggers & Mike Walter, sponsored by the Men's Club

*Wed. March 11th, 6PM- Fireside Chat in the Clubhouse Fireside Room

*Friday, March 27th- A Very St. Patty's 4th Friday @5PM The Clubhouse Dining Room

*Saturday, March 28th -Annual Easter Egg Hunt 8AM

Behind the Clubhouse Dining Room

Friday, April 24th- Charbonneaus Dancing with Your Stars! The Clubhouse Fireplace Room 5PM-8PM

CCC Communications Committee Board Report
February 24, 2026

Fireside Chat:

- Date for next Fireside Chat re: OSU Extension Program, Wednesday, March 11th at 6:00 pm.
- Steve Young, Director of North Willamette Research and Extension Center, will be our speaker.
- Discussion items are: request for more community involvement, use of the acreage behind Charbonneau, experimentation with hazelnuts and olive trees, and site for a West Clackamas County Makers' Space in cooperation with Charbonneau.
- Ted Mast is coordinating the Fireside Chat.
- Communication committee will manage the Zoom call and field questions; Jim will set up and take down the "OWL" device for the Zoom call.

QuikPolls:

- Hobby Room (Makers Space) for Charbonneau currently out for resident responses.
- Analysis will be written for distribution to Asset Management for review and consideration; an article will be written for the Villager on resident feedback.
- Other QuikPolls will focus on subjects and logistics for Fireside Chats, and Civic Affairs.
- QuickPolls will be quarterly.

Emergency Text Messaging:

- How can Communications help with getting the word out?

Villager:

- March front page will be OSU Extension Program; April front page feature will be Emergency Text Messaging; May front page with either be the Wilsonville's Pathways Project or a feature on the Golf Course Grounds Crew.
- Healthier Lifestyle series will feature yoga for March; Nancy will provide an article for April's issue.

Activities:

- Ginny will be responsible for the monthly column with a firm deadline of the 10th of the month. Any information that comes in after the 10th will need to go to Ted. He will decide if it can go in or not.

- Activity coordinators will be asked to submit short (250 words) articles about their activities. They can answer questions Communications Committee gives them (like we do for the tenant articles).
- Ginny is checking with the coordinator of the Alzheimer's Program for the April issue.

Website:

- New Home Page is launched! There is a “button” on the home page for people to click to sign up for Emergency Text Messaging.
- Work will begin on the second-tier pages. Alice and Nancy will meet to talk about content for the second-tier pages and provide Brooke with ideas.

Committee:

- Larry Walker will be leaving our committee after seven years of stellar service. He will be greatly missed.
- We currently have six members: Alice, Nancy, Ted, Michelle, John, and Ginny.

Next meeting will be Tuesday, March 31st at 10:30 in the Board Room. We will be taking our Committee's photo for the Annual Meeting Presentation and outline the presentation for that meeting.

DATE: February 25, 2026

SUBJECT: February Property Management Report

LANDSCAPE

- Three tree removal requests were approved.
- Pre-emergent applied to landscape beds for weed control.
- Irrigation pumps/system are shut off for the season.

RV LOT

- All spaces are leased for 2026.

MARINA

- Boat Slips-Leasing spaces for the 2026 season. 14 slips have been leased and opens up to non-Charbonneau residents March 16th. 24 people are on the wait list.
- Kayak storage-Renewing leases and accepting new leases for 2026. These are only available to Charbonneau residents.

ARBOR LAKE ARCHITECTURAL REQUEST REVIEWS

- 1 Architectural Request was reviewed and approved.

LANDSCAPE PROJECTS JANUARY

- Landscape upgrade behind Pavillion – remove soil, plants due to horsetail. Landscape completed with new electrical outlet installed for power to run the pump.
- Pre-emergent has been applied to all landscape beds for weed control.
- Barkdust is scheduled to be applied March 30-April 2nd. This is done every 3 years.

SPORTS CENTER

- Covered walkway and benches constructed at the Sports Center court 3 & 4 building entry.

Rick Schram

Date February 10, 2026
Time 10:00 AM

Place Activity Center Board Room

Attendees:

Kathy Harp
Linda Owen
Dave Mauk
Lindy Anderson
Jim Meierotto

Discussion about

Activities cost fees (eventually going to full board for decision)
Having Board Packet Online (Charbonneaucountryclub.com)
Having Emergency form for texting residents Online
CCC Board minutes Online (always one month behind)

No Motions were made(not a quorum)

February 2026 TREASURER'S REPORT

Through January 31, 2026

	December	December
Checking Accounts	\$498,632.96	\$308,746.19
Petty Cash	\$250.00	\$250.00
CCC Reserve Fund	\$713,539.88	\$981,003.30
Capital Improvement Fund	\$158,457.20	\$437,485.82
CCE Reserve Fund	\$302,755.52	\$306,184.80
Accts receivable *	\$37,971.50	\$1,301,744.50

RV	
Marina	
Sports Center	
CCE	
Club House and Activity Center	

Good
Caution
Bad

* Revenue is collected early in the year and allocated over 12 months

Civic Affairs

Civic Affairs is working at the congressional level regarding the Boone Bridge, & in the state legislature regarding urban growth boundaries that relate to the property south of us, & the estate tax adjustment, in support of SB 1511 raising the threshold from \$1 million to at least \$2.5 million with an automatic COLA.

Country Club Architectural Committee (CCAC) Annual Meeting Tuesday, January 27, 2026, 1PM, Lewis Room

Executive Committee of CCAC: Kathy Harp & Linda Owen, co-chairs, Paul Schwindt

The purpose of the annual meeting is to review and modify the Charbonneau Architectural Control Standards. Any changes approved will be forwarded to the CCC Board for ratification and then included in the Charbonneau Directory, which is mailed to all homeowners in May of each year. The most up-to-date AC Standards can be found at the CCC website.

Items approved by CCAC on January 27, 2026 and voted into effect by CCC Board on February 2, 2026:

Please use your blue Residents Directory to reference the following changes:

- Page 3 Architectural Committee: Add: "Individual AC chairs shall not approve any personal projects involving their own property. Approval shall come from the other local Board members."
- Page 5 Residential Standards: Add : "Projects approved by the local HOA AC or the CCAC must must be completed within one year of the approval date. Exceptions may be made by the local AC due to the nature of the project or unforeseen circumstances."
- Page 14. Add: "For single story homes, the height of golf ball protective screens shall be below the eaves of the main floor of the home. Two story homes will be resolved case-by case."
- Page 14 Add: "Golf carts shall only be parked within the confines of an enclosed garage. "....Following Article X of CC&RS Section 6.
- Page 16 - Lighting: Add " Addition and modification of permanent exterior lights shall be approved by the local HOA -AC."
- Page 24; Solar panels. Add: "Before any contract is signed, AC forms shall be completed and neighbors shall be notified. Refer to ORS 94.778."
- Page 29; Yard or Garden Art: Add to first paragraph: "Yard Art shall not express a political or geopolitical message or contain content that would reasonably be expected to offend other residents in terms of size, color, materials, or content." Omit section a. add to garden flags: "Small flags, no larger than 12"X18" mounted on a frame and placed in the ground."

- Page 30 i. Items exempt.....Revision: Items exempt from the yard art definition and therefore are permitted include: door wreaths and holiday decorations. Christmas decorations may be displayed Thanksgiving Weekend through one week after New Year's Day. Two other major holidays that may have decorations for an extended period are 4th of July and Halloween. Decorations for these two holidays may be displayed no earlier than four weeks before the date of the holiday and shall be taken down no later than one week after the end of the holiday. Other holidays may have minor decorations displayed no earlier than two weeks before the date of the holiday and must be taken down no later than three days after the end of the holiday. Other holidays shall be approved by the local HOA-AC. Suggestions: Valentine's Day, St. Patrick's Day, Memorial Day, Veteran's Day, Juneteenth, Thanksgiving. Holiday decorations may not cross property lines.
- NEW - Outdoor TVs: "Outdoor TVs shall be placed in an area that minimizes impact on neighbors and shall be approved by the local HOA -AC. . City of Wilsonville / Clackamas County noise ordinances shall be followed."

Additional Fire Safety Standards:

EPPS is currently working on fire safety standards which will include a list of fire-hazardous plants which should be kept away from all structures. Arborvitae will be on the list - Currently our standard states that arborvitae hedges should be kept clean, trimmed, cut to a maximum of 12 feet, and watered regularly. Bark dust and other topics will also be included. They will present these proposed standards directly to the CCC Board for approval.

It is important to remember that the most current version of our Architectural Standards can be found at our website.