

# **CHOA Board Meeting March 12, 2025 – minutes**

Randy called the meeting to order at 2:30pm

Board members present: Randy Hitz, Bob Bush, Karen Siegel, Sandie Maki, Mary Fieweger, Marilyn Ellwood, Judy Giers (Shirley Hoem is out of the area, Robin was also out.)

Others present: Steve Chinn, Don Lloyd, Gary DiCenzo, Carol Baldwin, John Cwiklinski

The draft of the February minutes approved as distributed.

Open Forum: No Outside homeowners requested time during the open forum.

This meeting was dedicated to the possible change in the current CHOA Insurance process. Randy presented a draft presentation for all CHOA homeowners at a possible CHOA-wide meeting.

Much discussion after the presentation. A decision was made to further review this topic at a later date.

## **Welcoming – Mary Fieweger**

An appreciation breakfast was held for the Garron crew last week. The entire crew was there (~16), with many treats baked by multiple board and other CHOA members.

July 12 Summer CHOA party – at the clubhouse and Pavillion.

## **Written Board Reports below:**

### **March 2025 CHOA Board Report Safety Committee - Marilyn Ellwood**

During a recent power outage at Charbonneau it was brought to my attention that we should consider using Rec Hall C as a shelter site in an extended power outage or emergency for CHOA residents. We have a generator at the site that could be used to power the building.

Charbonneau Country Club also has a generator and will be able to provide shelter at the Activity Center during an extended power outage or emergency, but I believe that it may become quite crowded, and it may not even be accessible to many CHOA residents if roads are impassable or dangerous. Having a closer site to get warm, charge devices or seek other kinds of help would be an additional option for CHOA residents.

Designating our rec hall as a shelter site will involve some planning and I have begun that process. I plan on putting together a team who will be trained to get the generator hooked up and in place if we decide to open the building. I will be asking the Charbonneau EPPS team to assist me in brainstorming other issues we will need to address. If any other board members have any ideas regarding this, I would greatly appreciate hearing them.

During the next few months I will be putting this plan in place if the board agrees that this is something we should consider.

### **Architecture Committee Report- Gary DiCenzo**

Over the winter, Steve Chinn has received four requests for approval from residents. The requests included approval for the installation of a gas line, the installation of pavers in a courtyard, the installation of a new roof

and solar panels, and the installation of a new fence. All requests were approved by the Architectural Committee as recommended by Steve.

### **Landscaping Report – Karen Siegel**

We did a winter fertilizer and an additional fertilizing mixed with the moss treatment. The turf really took hold and after mowing last week looks really healthy!

We did have to do some storm clean up earlier this month after that last wind storm. It was fairly significant and quite a lot of debris.

We are doing a pre-emergent application this week in all the bed areas. We are also fertilizing the plants and shrubs this week.

We will do another mowing next week.

We will also be applying a crane fly treatment the end of this month or early next month depending on the weather and conditions.

Golf course will be turning water on this week for 1 day. They are testing their system and if all is ok, they should turn it back on for the season. We installed a couple new shut offs for filters, so we will test that when we get water. Once water is constant, we will fire up all the filters and charge the mainline. Once all repairs are made on the mainline, we will begin start up.

Flowers have been selected for planting this spring

We will be doing a clean up and refresh of the planting area behind F&G pool later this spring.

### **Property Manager Report, March 2025**

Pool signage. Will be completed before Memorial Day weekend.

Painting - B neighborhood will be painted this year date for painting meet will be decided this month.

Pools - The F&G pool deck expansion is almost complete. The concrete, drainage and retaining walls are finished and the fence is expected to be completed by next week. The deck coating, which takes 30 days minimum for the new concrete to cure, and some favorable weather before it can be completed. We expect everything will be complete before Memorial Day weekend.

CHOA's court case - It has been postponed again. Next date will be in July or September.

# Agenda

## Wednesday, March 12, 2025 at 2:30 p.m. - CHOA Monthly Board Meeting at Rec Hall C and Zoom

**Zoom:** <https://pdx.zoom.us/j/85689241421>

### 2:30 - Welcome and Call to Order

- **Note for guest: Please remember this is a board meeting, guests are not to interrupt unless asked to speak by the chairman. If you do have a concern, it is best to put your concern in writing prior to the board meeting so that the board will have time to thoughtfully consider your concern. – Thank You**

**\*\*Minutes from Last Meeting Approval -ALL**

### 2:35 Open Forum

Questions from Resident Attendees – 2 minutes maximum per person

### 2:45 Reports

**\*\*Treasurer's Report –Sandie Maki**

President's Report

Property manager report

### 3:00 Old Business (each committee update their description and goal in the Board Operations Manual.)

- Committee Updates
  - Pools and Rec Hall-- Judy
  - Rec Hall Support
  - Welcome- Mary
  - Landscape- - Karen
  - Safety—Shirley and Marilyn
  - Architecture committee—Bob
- Gutter cleaning
- Insurance and restoration process--Judy

### 4:00 New Business

- Preparation for the March 26 meeting.
- Insurance

### 4:30 Adjourn

**\*Executive Session (as needed) –\* Need to vote to move to executive meeting**

**\*\* No need to approve by vote monthly minutes or treasurers report**