APPROVED

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE CHARBONNEAU HOMEOWNERS ASSOCIATION (CHOA) HELD ON FEBRUARY 11, 2026 AT 2:30 P.M. AT REC HALL C.

PRESENT:	Bob Bush, President John Cwiklinski, Treasurer Claude Campbell, Director Mary Fieweger, Director Marilyn Ellwood, Director Shirley Hoem, Director Doni Wilder, Director
ABSENT:	Robin Shultz, Director Dave Brallier, Secretary
BY INVITATION:	Joel McDonell, Community Manager CCM, CMCA, PCAM **COMMUNITY MANAGEMENT, INC.**

I. CALL TO ORDER – The meeting was called to order at 2:30pm.

II. APPROVAL OF MINUTES
AGREED: The January 14, 2026 had been approved.

III. OPEN FORUM
Owners presented any items for the Board's consideration. Jean Davis asked about concrete replacement at the entrance and driveway for her set of buildings and Joel McDonell reported that he was working on gathering bids for review. Dennis Jablonski asked a few questions about the insurance resolution.

IV. REPORTS

a. TREASURER'S REPORT
In addition to the written report, John Cwiklinski reported that the reserve study was completed and CMI was working on the last steps of the transition.

b. PRESIDENTS REPORT
In addition to the written report, Bob Bush discussed the management transition and Joel McDonell reported that the last step was the final account reconciliation. The Board terms for Mary, Shirley and Marilyn were set for election in April. He asked Sally and Sandie if a notice to B Area Residents about the painting project from 2025.

C. MANAGER'S REPORT
Joel McDonell further discussed the transition steps and reported that most items were already done pending the account reconciliation.

V. OLD BUSINESS

a. COMMITTEE UPDATES

A. **INSURANCE**

Claude Campbell presented an updated draft insurance resolution for the Board's review. He discussed the changes proposed after the last Board meeting.

AGREED: Doni Wilder moved approval of the updated insurance resolution as presented. The motion was seconded and carried without objection.

B. **LANDSCAPE**

Doni Wilder reported that the contract with Garron Grounds was close to renewal at the end of February. She reported that Garron was working on fertilizer, A Pool plantings, moss control and back yard maintenance. The opt-out forms had been revised. There was a tree removed. Lynn Hits and Sterling Bush were appointed to the committee.

Per the CHOA Information Directory in regard to tree pruning reasons:

1. Prune to promote plant health.
2. Prune to maintain plants for the intended purposes in the landscape.
3. Prune to improve plant appearance.
4. Prune to protect people and property.
5. Maintenance and remedial pruning consist of:
6. Removing dead and damaged wood
7. Removing crossed limbs and weak branches
8. Controlling plant size while allowing it to grow in its natural form.
9. Keeping plants proportioned and hedge were intended to create a screen.
10. Keeping plants clear from walkways and structures:
11. To allow for walking with an 8-foot overhead clearance to keep plants off siding with 6-inch minimum clearance.
12. To keep limbs off gutters with 12-inch minimum clearance
13. To keep a 10-foot clearance of trees over driveways

C. **SOCIAL COMMITTEE**

Mary Fieweger reported that a resident had passed away recently and she noted that she could help stop by to check on any remaining residents. She also asked for anyone interested in serving on the committee to contact her. She was going to look at a good date or time for the summer social.

D. **COMMUNICATIONS**

Sandie Mackie provided a written report and replacement of the carpet in Rec Hall C was discussed.

E. **SAFETY**

No report was needed.

F. **ARCHITECTURE**

Bob Bush reported that there were two homes under compliance review.

VI. NEW BUSINESS

a. CLICKPAY

Bob Bush explained the January payment issues with Clickpay and confirmed with Joel McDonell that the reconciliation will eliminate the issue.

b. EXPECTATIONS

Bob Bush reported that many items had been addressed and asked for clarification on the communication log for the next meeting.

VII. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:28pm by unanimous consent.