MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE CHARBONNEAU HOMEOWNERS' ASSOCIATION (CHOA) HELD ON JUNE 10, 2026, AT 2:30 P.M. AT REC HALL C.

PRESENT:	Bob Bush, President Claude Campbell, Director Mary Fieweger, Director Marilyn Ellwood, Director Robin Shultz, Director Doni Wilder, Director John Cwiklinski, Treasurer Dave Brallier, Secretary
ABSENT:	Shirley Hoem, Director
COMMITTEE MEMBERS:	Sandie Maki & Sally Brallier
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: May 13, 2026 minutes had been approved.

III. OPEN FORUM
Owners presented any items for the Board's consideration.

IV. REPORTS

a. TREASURER'S REPORT
John Cwiklinksi provided an update on the financial status of the Association. He explained the current investment account balances. No withdrawals from reserves have been needed thus far. John asked Doni if irrigation splitters would be an expense this year. He also collaborated with Sandie Maki about adding fob access to the pools. The finance committee was reported to be Bob Bush, Sandie Maki, John Cwiklinski and CMI.

b. PRESIDENTS REPORT
Bob Bush discussed that insurance calls have reduced. Dave Brallier reported on the back yard signage on the golf course. The golf course was planning to remove any signs if not removed. The Communication Committee reported that they would send a notice about the signage removal.

C. MANAGER'S REPORT
Joel McDonell discussed the concrete repairs at 32239 Boones Bend Rd.

AGREED: Bob Bush moved approval of a budget of an added $800 for the concrete repairs at 32239 Boones Bend. The motion was seconded. Bob Bush, Robin Shultz, Mary Fieweger, Dave Brailler, John Cwiklinski, Doni Wilder, Marylin Elwood approved. Claude Campbell abstained. The motion carried.

Joel McDonell reported on the painting status and that all materials had been sent out and weekly reminders would be forthcoming.

V. OLD BUSINESS

a. COMMITTEE UPDATES

A. POOLS & REC HALL C

Sandie Maki and Sally Brailler reported on pool usage and compliance.
TABLED: Discussion was tabled until the next meeting pending contractor CCB information submittal.

B. INSURANCE

Claude Campbell discussed the insurance policy for the Association. He had obtained three proposals.
AGREED: Claude Campbell moved approval of purchasing the D&O coverage through Starnet Insurance at a $2 million limit. The motion was seconded. Bob Bush, Robin Shultz, Mary Fieweger, Claude Campbell, John Cwiklinski, Doni Wilder, Marylin Elwood approved. Dave Brailler abstained. The motion carried.

C. LANDSCAPE

Doni Wilder provided a report in writing detailing the landscaping projects and progress. Lawn care such as fertilizer and cranefly had been done. Trimming in the back yard was starting. Irrigation will begin 4 days a week along with irrigation repairs. Rhododendrons will be pruned soon. Tree maintenance was a topic being addressed. There was a plant removal request made by an owner as the owner reported an issue with allergies. A tree was removed where the owner paid for half of the work. New plantings would be addressed around the community per the budget. She thanked Garron for their work to make the Tea Party look nice. She discussed irrigation splitting.
TABLED: Discussion about the irrigation splitting was tabled until the next meeting.

D. SOCIAL COMMITTEE

Mary Fieweger reported that the tea party was a success. She also had been in contact with Spring Ridge at Charbonneau. She also reported that the committee is working on catering for the summer event. They were looking at Killer Burger for $25 a plate.

E. COMMUNICATIONS

No report was made.

F. **SAFETY**
Marilyn Ellwood reported that another Association was interested in combining their event for National Night Out with CHOA on August 4th. The Board approved of the combined event.

G. **ARCHITECTURE**
Bob Bush reported that there were several requests but nothing out of the ordinary.

VI. NEW BUSINESS

a. Board Goals 2026-2027
TABLED: Discussion was tabled until the next meeting.

VII. EXECUTIVE SESSION
The meeting was adjourned to Executive Session at 4:45pm to discuss accounts receivable.

VIII. CALL TO ORDER
The meeting was called to order at 5:37pm.

IX. ADJOURNMENT
With no further business to discuss, the meeting was adjourned at 5:37pm by unanimous consent.