



MARCH 28, 2025

TO: CHOA HOMEOWNERS

RE: CHOA ANNUAL MEETING AND SOCIAL (COOKIES AND DOOR PRIZES)

DATE: APRIL 28 FROM 6:30 TO 8:00 IN THE ACTIVITIES CENTER LEWIS AND CLARK ROOMS ON THE SECOND FLOOR.

Dear CHOA Homeowners,

We are excited to invite you to the CHOA Annual Meeting, scheduled for April 28, 2025, in the Activities Center Lewis and Clark rooms. This gathering promises an informative overview of Association activities from the past year. It offers you the chance to interact with board members, the property manager, and others with whom we hold contracts.

Enclosed within this communication, you will find the ballots for electing individuals to the board. You may either return these via the enclosed envelope or bring them along to the meeting. Please ensure they are received by April 28.

Beyond the insightful updates on CHOA affairs, we invite you to indulge in delicious cookies prepared by our very own Mary Fieweger and engage in friendly conversations with fellow CHOA members. To add to the excitement, we will also be presenting door prizes at the conclusion of the meeting.

We look forward to your participation and a rewarding gathering for all.

Warm regards,

Randy Hitz, CHOA President



CHARBONNEAU HOMEOWNERS ASSOCIATION ANNUAL MEETING NOTICE BALLOT

APRIL 28, 2025 at 6:30pm

MAIL TO:

PO BOX 219, WILSONVILLE, OR 97070

OR

DEPOSIT IN THE ASSOCIATION'S DROP BOX ON BOONES BEND RD,

BALLOT for Candidates for the CHOA Board of Directors

(The Board supports these candidates for the three open positions. Only 1 vote per residence.)

(Note: this ballot can only be used if you attend the meeting. If you aren't attending, please use the Proxy, a separate document included in this Mailing.)

Vote for only three candidates and place a checkmark in the box next to their name.

John Cwiklinski

My wife (Patricia) and I moved to Charbonneau in July 2022. Patricia is a retired Dietitian, and I am a retired Electrical and Computer Engineer. During my engineering career, I worked with budgets and financial forecasting. As the CHOA Treasurer and Board member, I believe that open communication and transparency are very important qualities. Additionally, overseeing accounting, financial management, cash flow, and financial forecasting is just as important. The current CHOA financials are in excellent shape, thanks to the retiring CHOA Treasurer and CHOA Board. I would carry on the tradition established by my predecessor to ensure that the CHOA financials remain strong.

Doni Wilder

I am a lifelong Oregon resident and have spent most of my adult life in Portland. My husband, LeRoy Wilder, and I moved to Charbonneau four years ago after eleven years as snowbirds in Palm Desert. Charbonneau suits us perfectly with its golf opportunities and close friends. We have previously lived and volunteered in three communities with homeowner associations. I retired in 2011 after a career in health administration. As a member of the Rosebud Sioux Tribe, I worked with tribes, progressing from child welfare to leadership roles. I see serving on the CHOA Board as an opportunity to help maintain our wonderful community.

Claude Campbell

During November 2017, my beautiful wife of 57 years and I moved to Charbonneau. Both of us are originally from Southern Oregon, moving to the Portland area nearly 40 years ago. Barbara is a retired florist, and I am a retired insurance executive. My insurance career spans 48 years. We believe Charbonneau is the best place to live as we enjoy the many opportunities to spend time with our friends and family. During our time here I formerly served on the CCC Financial Oversight Committee. Now I serve on the recently established CHOA Insurance Committee. I believe the best practices of leadership are the abilities to listen, to learn, to work transparently to solve problems, and to communicate effectively. It will be a wonderful honor to serve all of my CHOA neighbors.

(Write in Candidate) _____

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**RESOLUTION OF THE CHARBONNEAU HOMEOWNERS
ASSOCIATION**

2025

EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

WHEREAS, the Charbonneau Homeowners Association is an Oregon corporation duly organized and existing under the laws of the State of Oregon; And

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Charbonneau Homeowners Association:

RESOLVED, that any excess membership income over membership expenses for the year ending December 31, 2025, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

I Approve []

I Oppose []

APPROVAL OF THE 2024 ANNUAL MEETING MINUTES

Please note any changes to the minutes

here _____

I Approve []

I Oppose []

Dwelling Address _____

Signature _____ Date _____

Print name _____

CHARBONNEAU HOMEOWNERS ASSOCIATION ANNUAL MEETING PROXY

APRIL 28, 2025 at 6:30pm

MAIL TO:

PO BOX 219, WILSONVILLE, OR 97070

OR

DEPOSIT IN THE ASSOCIATION'S DROP BOX ON BOONES BEND RD,

PROXY for CHOA ANNUAL MEETING

(If you will not be attending the meeting, please fill out this proxy form.)

This **Proxy** is solicited on behalf of the Charbonneau Homeowners Association (CHOA's) Board of Directors to be used at the Annual CHOA Board Meeting to be held at the Lewis and Clark room in the Activity Center, and at any postponement or adjournment thereof.

In your absence, this Proxy will allow the board of directors/appointees to vote on your behalf on issues arising at the annual board meeting. As the undersigned member of CHOA, I hereby appoint the CHOA Board of Directors or _____ as **Proxy with powers of substitution** for and in the name of the undersigned, to appear, represent, and cast votes using his/her best judgment on any matters that come before the annual meeting.

If I (we) present myself (ourselves) in person and sign the attendance roster at said meeting, and any reconvened meeting for which this proxy I (we) intend, then this proxy is rendered null and void.

Candidates for the CHOA Board of Directors

(The Board supports these candidates for the three open positions. Only 1 vote per residence.)

Vote for only three candidates, place a check mark in the box before a name.

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This is a standard annual tax resolution that has been approved in past meetings and is recommended by
CHOA's CPA.

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Please note any changes to the minutes

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I Approve []

I Oppose []

Dwelling Address _____

Signature _____ Date _____

Print name _____

CHOA Annual Meeting Minutes

April 22, 2024

Board members present: Randy Hitz, Bob Bush, Robin Schultz, Karen Siegel, Packard Phillips, Shirley Hoem, Marilyn Ellwood, Mary Fieweger, Sandie Maki.

Property Manager: Steve Chinn

~50 homeowners in attendance

Meeting called to order at 6:33 by Randy

Asked past board members to stand

Introduced current board members, and a special thanks to Packard Phillips who is coming off the board this year. Randy presented Pack a special gift. Also introduced the 4 vendors to CHOA

Randy read the IRS resolution in full.

Committee reports:

Treasurer's report - No excess to reserves in 2023

Architecture report

Bob Bush discussed projects complete in 2023

Painting is started in Area A this year

Welcoming report – Mary Fieweger

Mary discussed her process which includes scrumptious homemade bread

Emergency Preparedness Marilyn Ellwood

Discussion about the CHOA process and the great shakeout. CCC also has a process

CHOA needs Neighborhood Captains

Neighborhood Watch – Shirley Hoem

New to our area this year. Going already in Arbor Lake, Edgewater Estates

Refrigerator Magnets available from Shirley with phone numbers

Take the information from the magnet and put it in your cell phone

Looking for more Block Captains.

Rec Hall C and Pools - Pack and Steve

Repairs: a number of repairs were completed

Fences: We have started redoing the fences around the pools

All decks have been coated

New blinds and refinished furniture in Rec Hall C

UV/Ozone purification

Landscaping - Karen Siegel

Major repairs

Landscape improvement and maintenance

New controllers, self-flushing filters 2 this year, 2 next year

Improvement around A pool, Entrance areas

Slow down signs added to Fairway and Boones Bend

Question regarding French Prairie lanes

Added Meeting Owl for Zoom meetings

All board meeting are now hybrid meetings

Dropbox – All Board documents are now in dropbox

Bylaws were updated in March 2024

Started a process in 2023 for Evaluation of the Property Manager

Self-Evaluation and Board Review

Election results are in.

Robin Shultz re-elected for 3 years

Bob Bush re-elected for 3 years

Judy Giers – new to CHOA – elected for 3 years

Questions:

Discuss regarding Potholes. Randy is putting this on the next board meeting on this topic.

Question regarding guest parking – will reline the guest parking.

Need to get the number to call and who to bug in Wilsonville

Question from homeowner regarding insurance and intermediaries and contractors.

Question on Bark Dust.

Not doing extensive Bark Dust this year. Using the money saved on other projects as noted in the report.

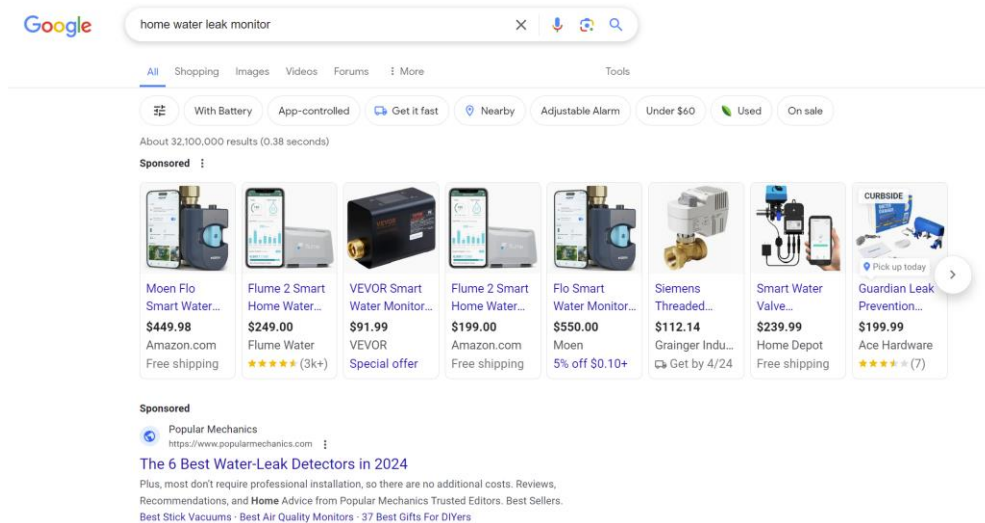
Question regarding gutter cleaning. Current vendor is 1/3 of other contractor's prices. Need to review schedule

Question regarding deductible,

Jay Puppo from State Farm discussed this. Last year, for every dollar of insurance billed, State Farm paid out \$1.26 in claims. Most of the claims were for water damage. By raising the deductible to \$25K, many smaller claims would not hit State Farm Insurance but would remain with homeowner's insurance. When single homeowners make a claim, small claims would only affect their future insurance rates.

By raising the deductible on HOA insurance from \$10K to \$25K, the HOA was able keep individual homeowner's costs from jumping by \$290 to going up just by \$70. Homeowners will need to adjust their HO-6 insurance levels to cover this.

Jay discussed TING (electrical monitor). State Farm is looking at Water monitoring, but current technology is \$2K per house – not cost effective.



Mary discussed contractor parking on Fairway and the concerns for safe passage especially for a firetruck in an emergency. Discussion regarding

Door Prizes

Randy adjourned the annual meeting at 7:50pm