

ACC Annual Meeting

February 10, 2022 10AM via Zoom - Call the office for zoom link

Kathy Harp, Chair

AGENDA

Please have your 2021 green Resident's Directory available for reference

Introductions

Welcome & comments by chairperson

General Manager comments

Discussion of proposed ACC changes (see below)

Final comments

Items to be revised:

Roofing - page 9 (g)

"In the event owners decline to replace at the same time as their roofmates, owners in multi-owner residential structures with attached roofs on homes or garages **must** replace roofs with the same roofing as their roofmates. If that specific roofing is not available it should match as close as possible, both color and weight.

Painting - page 10

This section will be revised to reflect the new paint colors.

Do we want to add a scheme that has basic white as a house color?

Add: Painting of brick and/or stoneware on homes and other structures adjacent to residential locations must have the approval of the local HOA. Remove this from the Prohibited Section - p. 32 K.

Update the AC Chairs on page 34.

Items to be added to the Architectural Control Standards:

Bird feeders

Many residents enjoy feeding the varieties of birds found in Charbonneau. However, various rodents are fond of foraging on the ground for spilled seeds and hulls. The best way to feed birds and discourage rodents is to follow these guidelines:

- Use a seed tray
- Clean up ground area under feeder often
- Choose no waste bird food
- Use rodent proof feeders
- Store food in rodent-proof containers

- For safety and health of birds, clean feeders regularly

IMPORTANT: Bird feeders should not be placed on Golf Course property.

Electric Vehicle Charging Stations

Homeowners must submit an application to their local HOA before installing a charging station. Guidelines for Electric Vehicle Charging Stations for Homeowners Associations can be found in [ORS 94.742](#).

Mobile Food Units (Food Trucks)

Food trucks are subject to the *Oregon Food Sanitation Rules* and must be licensed through Clackamas County.

These standards were approved in 2021 and will be added to the new Resident's Directory this spring.

Fire Safety

Wood-burning outdoor fire pits and fire devices must meet stringent screening standards to control smoke and embers and be specifically permitted by both the local HOA and CCC Architectural Control Committee. Outdoor unscreened wood-fueled fires are prohibited. All fire devices must meet the following safety standards regardless of fuel type:

1. Screens must prevent embers from escaping.
2. Demonstration of satisfactory ember containment and equipment operation maybe required.
3. Changes of ownership will require new approval of wood burning devices.
4. Nearby decks, fences or buildings must be protected by adequate distance and/or non-flammable materials.
5. Complaints will require investigation and possible re-approval of equipment operation.
6. Adequate fire-extinguishing equipment must be immediately available.
7. All fires must be constantly attended.
8. Fire residue must remain within the approved device until completely extinguished.
9. Indoor fireplaces must also have adequate spark-arresting features on chimneys.

The latest information on Burn Bans can be found at the Tualatin Valley Fire & Rescue website ([tvfr.com](#)).

Generators

Proper installation of generators is critical in order to avoid a fire, damage to electrical equipment, injury, and death. Poisoning from carbon monoxide due to unventilated exhaust is possible. A CO detector can warn you when carbon monoxide is present in a dwelling or other occupied space. CO detectors should be installed in the home and tested monthly. Generators should never be installed indoors or near windows or intake

vents outdoors or where water puddles. Keep plenty of space open around the generator for air flow. The following guidelines must be followed when adding a permanent generator to the outside of your home:

1. Homeowners must submit a request to both the local HOA and the Executive Committee of CCAC using forms available on the CCC webpage.
2. Generators should be installed at least 18" from your home. If it is not designed like an air conditioning unit to be permanently outdoors, it should be under an open canopy. It must also have architectural esthetic approval and be away from public view.
3. Generators must be placed on a surface where water cannot puddle around it.
4. Clackamas County noise ordinances must be followed.
5. Installation of a permanent generator requires an electrical permit which insures an inspection by Clackamas County. An approved copy of this permit should be kept on file with the local HOA.

Portable generators should closely follow all safety recommendations from manufacturers.