

# **Ceres Gleann ARC Meeting Minutes**

Ceres Gleann Clubhouse

April 17, 2024

3:00 pm

Members Present: Rhonda Armes, Stephen Gram, Mary Ann Breitbach, Deb Moyer, Dick Burnett, Norm Stephens

Members Absent: Helen McCleery

Board Liaison: Mike Holland

**A quorum of the committee was present.**

Homeowners Present: 7

The meeting was called to order at 3:00 pm by Chair Rhonda Armes.

Minutes:

Norm Stephens moved approval of the minutes of the March 20th ARC Meeting, seconded by Mary Ann Breitbach. The motion was approved unanimously. Mary Ann Breitbach moved approval of the April 3rd Work Meeting, seconded by Deb Moyer. The motion was approved unanimously.

Application approved at the meeting:

Finkbeiner, 801 SE Lynchet Lane, Roof

Dick Burnett moved approval, seconded by Norm.

Unanimously approved.

Application not approved:

Woodbeck, 725 SE Glendover Ln, House Paint

Application requested trim colors not approved by the palette as body colors.

Dick moved non-approval, seconded by Norm. Unanimously not approved.

The Non-compliance form to be placed on the forms tab on the website was discussed by the committee. Deb Moyer moved approval, Norm seconded. Unanimously approved.

The Welcome Book letter was discussed, needing updates. Rhonda presented a revised letter for consideration. Discussion centered around the amount of detail to be included in the letter. Rhonda will do a re-write based on the discussion. The letter will be re-visited after approval of the manual since the letter references the manual.

Discussion regarding dog pooping/peeing on homeowner lawns was held after a homeowner requested permission to post a “be respectful” sign on her front lawn. The homeowner was referred to the Board for sign permission per the CC&Rs in regard to signs. The consensus of opinion is that most offenders are from out of the neighborhood. Dick suggested that a relationship with the Eden Gleann HOA be initiated to deal with issues like this.

Rhonda thanked Mike and Steve for their service.

Chair Rhonda Armes adjourned the meeting at 3:48 pm.

Respectfully submitted,

Stephen Gram  
Secretary