

# Ceres Gleann ARC Meeting Minutes

Community Center, 3:30 pm, June 21, 2023

ARC committee Members Present: Joyce Cramer, Vicki Stephens, Bob Bruckner, Mary Ann Breitbach, Rick Hendricks, Alan Cleaves – Liaison

HOA Homeowners Present: 17 at meeting's start: 8 after the discussion on Magnolia back yard fencing

Quorum: yes

Minutes of May 17, 2023 and May 24, 2023: Approved

Rick Hendricks was welcomed as a new member of ARC. He will be officially approved by the Board at their July meeting.

New Business: A homeowner (Sally Thornburg) had contacted Joyce concerning the aging wooden fence in the back of the first eight lots on the South side of Magnolia. There was much discussion on the details of the fence replacement. It was decided that the neighbors would meet again to determine the best way to proceed for the fence replacement. Joyce to set up the meeting date and time when an opening at the clubhouse became available.

Old Business: Lynn Powell asked about the Flamingoes in a resident's yard. Joyce explained why nothing had been done and verified with Vicki that the email address was up and running now. Vicki explained further about the email address and presented the new and updated non-compliance forms and letter. There were some minor changes and she was to send the corrected forms to committee members.

Non-public (prior) ARC Approvals:

1. Susan Deschler @ 743 SE Stoneridge Ln: Install front black storm door. Approved
2. Mary Speirs @ 778 SE Andrews Ln: Paint exterior of home including trim. Approved

Approval of applications at the meeting:

1. Nancy Moen @ 761 SE Glendover Ln: Install Sunsetter awning over back patio. Approved
2. David & Karin Chitwood @ 2167 SE Magnolia Ave: Install artificial turf in back yard. Approved
3. Mike & Ellen Hensley @ 2216 SE Rhododendron Ave: Replace existing roof. Approved
4. Bruce & Debbie Moyer @ 2245 SE Magnolia Ave.: Install slate stepping stones from front door across clubhouse common area to parking lot. Alan explained the Moyer's history to Rick so that Rick would have a better understanding of what had transpired with their application. After much strong discussion from the Moyers the application was Not Approved. The Moyers may appeal the issue to the Board. **\*See Note Below**
5. Curtis & Elisabeth Wyatt @ 759 SE Gleann Creek Ln: Paver path on left side of home Approved

6. Richard & Richard Burnett @ 733 SE Stoneridge Ln. Install 3 charcoal shades on the West side of home. After much discussion the Committee asked that Mary Ann talk to homeowners to see if they would accept a lighter, more neutral shade color. Not officially approved.

**Note:** On 5-19-23, the Moyer's original application was to put steppingstones from their front door sidewalk thru HOA property to the parking lot curb. Bruce misunderstood a conversation he had with Bob about HOA property. At that point, Bruce changed his request on 5-25-23, to put steppingstones just on his property. At the ARC meeting of 6-21-23, Bruce stated that he had changed his mind again, and wanted to go back to the original request. After much discussion between the Moyers and the ARC Committee, the application was not approved. Bruce was told that he could appeal the ARC decision to the HOA Board. Bruce stated that he would do just that and left the meeting. It should be noted for the record that Bruce was told that the gravel walkway on the HOA property was not approved, Bruce stated that it was landscaping. ~~ Alan Cleaves

Discussion of Other Agenda Items: No

Meeting Adjourned: 5:40 pm  
Submitted by Mary Ann Breitbach