

Ceres Gleann ARC Meeting Minutes

Joyce Cramer @ 760 SE Lynchet Ln, 3:30 pm, May 17, 2023

ARC committee Members Present: Joyce Cramer, Bob Bruckner, Deb Moyer, Mary Ann Breitbach, Alan Cleaves – Liaison. Absent: Vicki Stephens

HOA Homeowners Present: None

Quorum: Yes

Minutes of March 15, 2023: Approved

Homeowner Comments: None

Non-public ARC Approvals: None.

Approval of applications at the meeting:

1. Monen @ 761 SE Glendover Ln: Install a fountain near the front door. Approved
2. Burnett @ 733 SE Stoneridge Ln: Install three separate outdoor sunscreens over the dining room window, bedroom window, and patio doors in the back of the house. Home owner requests the screens to be black because they have been told that this will give them the best visibility when they look out the windows. Homeowner to provide a diagram of the back of the home showing the dimensions of the coverings and to provide samples of material if possible. They are to provide how the sunscreens will be installed and raised. Not approved.

Discussion of Other Agenda Items:

1. Reinforce that ARC needs 30 days for application approval.
2. Deb Moyer will assume the job of accepting all new applications and to make sure that all needed documentation is provided.
3. Non – Compliance Guidelines were discussed and tabled until the next meeting.

Discussion was tabled with a continuance scheduled for 5/24/2023 at 3:30 off site. See page 2 for meeting minutes.

Meeting Adjourned: 5:45 pm.

Submitted by Mary Ann Breitbach

Ceres Gleann ARC Meeting Minutes

Joyce Cramer @ 760 SE Lynchet Ln, 3:30 pm, May 24, 2023

Members present: Joyce Cramer, Bob Bruckner, Mary Ann Breitbach and Vicki Stephens. Deb Moyer was not present as she had resigned. Alan Cleaves, Liaison, not present.

The main reason for the continuance of our meeting was to discuss how to handle non-compliances. After much discussion we decided to handle the non-compliances as a Concern of the C. G. and not treat it as a Complaint, therefore trying a softer approach to the residents. The homeowner, if in disagreement may take the same steps as if it was a complaint. It was agreed that the first step of a non-compliance notification would be to send an email to the resident, which Vicki has agreed to maintain. If not in compliance a 2nd and 3rd email could be sent. The notice sent from our email address would be considered the first notice. All notices will have a 10-day compliance. Vicki was to make corrections on our Compliance Forms. ARC to trying to communicate to the residents of C.G. in a more positive manner.

Other Business:

1. It was announced that Deb Moyer had resigned.
2. We discussed rather to turn over the violations to the Board or keep them as an ARC duty. It was decided to keep the violations in ARC.
3. We were to define the definition of the word "sign". We felt the word sign was clearly defined in Article III, under J. Signage.

The meeting was adjourned.

Submitted by Joyce Cramer