

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

December 13, 2023

3:00 pm

Members Present: Rhonda Armes, Stephen Gram, Helen McCleery, Deb Moyer, Mary Ann Breitbach, Norm Stephens, Dick Burnett (by phone)

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 15

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

Minutes:

Helen McCleery moved approval of the minutes of the November 15th ARC meeting. The motion was seconded by Deb Moyer. Motion approved by a 6-1 vote.

Application approved at the meeting:

Christopherson, 2029 SE Magnolia Avenue, Roof Replacement

Deb Moyer submitted an application from Noreen Finkbeiner to install a multiple level birdhouse, about 6 feet high in her backyard. There was discussion about location of the birdhouse and the committee agreed that there would be no objection to the birdhouse.

Steve Gram moved that the three decorative objects currently permitted without ARC approval at the main entrance and back patio be amended to include streetside sitting areas which are not located at the main entrance. There was prolonged discussion involving committee members and attending homeowners. After 25 minutes, Steve Gram withdrew the motion. After further discussion, Deb Moyer moved to permit three decorative objects in a street side

sitting area or main entryway, seconded by Helen McCleery. Passed 5-2.

Discussion continued regarding decorations on gables. It was agreed that there will be no decorations on gables which is consistent with current policy.

There was discussion in regard to allowing main side entrance decorations in addition to street side decorations. Helen McCleery moved that three items be allowed at the main side entrance in addition to street side decorations, six items total. Extended discussion and clarification continued. The motion passed 5-2. More discussion continued after the motion passed.

Rhonda Armes suggested that all decorations viewed from the front of the house be neutral in respect to political, religious, and commercial aspects. Mike Holland suggested that Rhonda come to the next meeting with a proposal to cover those aspects in agreement with the CC&Rs. Rhonda asked about size limitations of entryway decorations. A maximum of 48" x 48" was discussed as well as a suggestion that three items in total match the 48" x 48" dimension. No action was taken.

Rhonda suggested adding sections to the guidelines in reference to windows and window boxes. With regard to windows, the recommendation is that window replacements with exact same materials will not require ARC approval. Norm Stephens expressed concern that the window box item not prohibit artificial flowers during the winter.

In regard to exterior colors, Rhonda suggested that redundant language be removed from the guidelines. Discussion regarding exterior door colors ensued and the recommendation is that door colors not be required to conform to the palette but must be approved by ARC (no change from current guidelines). There is a recommended addition that doors may be repainted exactly the same color for maintenance purposes without ARC approval.

There was discussion about garage door colors. Rhonda asked if an option was possible that garage doors be painted with an accent color rather than the main body color. A variety of opinions were expressed, no action was taken and the item was tabled.

A recommended additional item under exterior colors refers to paint not purchased from Sherwin Williams be required to be color matched to the Sherwin Williams specifications.

Under the category of roofing, important points are roofing material must be approved by ARC. Gutter replacement of the exact same style, material, color, etc. does not require ARC approval. No decorations are allowed on roofs.

The last item on the agenda was that bulbs for exterior lighting not exceed 800 lumens.

Chair Rhonda Armes adjourned the meeting at 4:55 pm.

Respectfully submitted,

Stephen Gram
Secretary