

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

January 31, 2024

3:00 pm

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

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 18

The meeting was called to order at 3:02 pm by Chair Rhonda Armes.

Minutes:

Helen McCleery moved approval of the minutes of the December 13th ARC meeting. The motion was seconded by Mary Ann Breitbach. Motion approved unanimously.

Application approved at the meeting:

Thompson, 751 SE Glendover Lane, Gates

Application tabled at the meeting (more information needed from homeowner):

Abernathy, 2111 SE Magnolia Avenue, Fence

Guidelines Discussion:

Cannabis was discussed. Rhonda recommended no change in current policy. Norm Stephens stated that Oregon State law allowed personal cultivation of four plants. The consensus of opinion is that the HOA is within it's right to continue to disallow cannabis to be grown in the neighborhood.

Solar Panels. No changes recommended except that Steve Gram recommended that a note be added under CC&R 30.2 that “reflections from solar system panels” may be unenforceable due to current state law. The following statement based on Oregon law was added: ORS 94.778(3) limits Ceres Gleann HOA to enforcing size, placement and aesthetic requirements, and ARC will adhere to those limitations.

Flags and Banners. Rhonda recommended the addition of 31.6: “No religious, commercial or political flags or banners are allowed street side of any home.” Further discussion was pursued in regard to placement of flags with no change in policy.

Exterior Colors and Garage Doors. Rhonda stated that there are four garage doors in the neighborhood that do not adhere to the practice of painting garage doors in the base color of the house. Differing opinions were expressed and Norm suggested asking the board to determine the painting status of the garage door. Extended discussion and disagreement continued. Helen moved that garage doors may be painted in an accent color. Deb Moyer seconded. The motion failed 3-4. The issue will be sent to the Board for a decision. Dick Burnett suggested that homeowners be allowed to repaint their house in current colors even if non-conforming. Rhonda stated that that was in direct conflict with manual revision 21.3 (a restatement of Consent Resolution 2017-08). Mike Holland offered the opinion that the Consent Resolution could be changed through another Consent Resolution.

Yard Art. Discussion centered around number of pieces of yard art, items that are considered yard art, and allowable size of yard art. It was agreed that yard art be limited to three pieces with a maximum size of 3’ height and 2’ width. It was also agreed to accept the definition of yard art as man-made items located anywhere outside the structure or footprint of the home, including fountains located on front patios. Several changes were made to the draft ARC Manual. Trellises will not be limited to a definite number. Revised bird feeder rules

remove the proposed height and number of feeders restrictions for the backyard. Birdhouses may only be placed in the backyard with a height limit of 6 feet. Addition to the draft: No religious, commercial, or political yard art is allowed street side(s) of any home.

Chair Rhonda Armes adjourned the meeting at 4:29 pm.

Respectfully submitted,

Stephen Gram
Secretary