

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

March 20, 2024

3:00 pm

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

Members Absent: Norm Stephens

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 14

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

Minutes:

Helen McCleery moved approval of the minutes of the February 21st ARC Meeting. The motion was seconded by Deb Moyer. The motion was approved unanimously..

Applications approved at the meeting:

Kliever, 752 SE St Andrews Ln, Replace Patio Porch Pillars

Woodbeck, 725 SE Glendover Ln, House Paint

Kleinschmit, 2129 SE Magnolia Avenue, House Paint

Seith, 2050 SE Magnolia, Roof and Skylight Replacement

Grossnickle, 715 SE Gleann Creek Ln, Fencing and Two Gates

Application not approved:

Woodbeck, 725 SE Glendover Ln, House Paint

(Woodbecks submitted two paint applications, one was approved and one was not approved due to unapproved body color for the garage door.)

Homeowner comments were invited. Rhonda shared a written complimentary note from Candy Carlisle. Rhonda answered several questions by homeowner Lynn Powell. There were no more questions or comments.

Mike asked that the final draft of the proposed manual be approved by the ARC committee and submitted to homeowners with enough time for further homeowner input before the May Board meeting. It was agreed that the vote on the final draft will be undertaken at the April 3rd work meeting and shortly thereafter submitted to Board members and homeowners.

There was brief discussion about excluding landscaping rocks from the yard art definition. "Landscape rocks in their natural state are not included as yard art" was the wording agreed upon.

Rhonda suggested that sky lights be addressed in the manual. It was agreed to include skylights as a sub section of roofing, and to require ARC approval for removal or replacement by a qualified contractor.

There was discussion about generators and power walls in the event of a power outage. The committee may further consider generators in the future.

Chair Rhonda Armes adjourned the meeting at 3:35 pm.

Respectfully submitted,

Stephen Gram
Secretary