

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

October 18, 2023

3:00 pm

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

Members Absent: Mary Ann Breitbach, Norm Stephens

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 9

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

Minutes:

Deb Moyer moved approval of the minutes of the September 20th ARC meeting and the October 4th ARC Work Session. The motion was seconded by Helen McCleery. Motion approved unanimously.

ARC Application approved at the meeting:

Moyer, 2245 SE Magnolia, gate in existing chain link fence

Steve Gram moved approval, Helen McCleery seconded the motion. Vote was 4 in favor, 1 abstention (Deb Moyer recused herself).

ARC applications previously approved and entered into the minutes:

Purves, 743 Gleann Creek, paver patio and path

Wyatt, 759 Gleann Creek, paver pathway

Beuck, 765 St Andrews, paint

Wallrich, 2121 Magnolia, front door only paint

Speirs, 778 St Andrews, flagstones

There was an extended discussion regarding non-compliance emails issued by the former ARC committee. Tabled until the November meeting.

There was discussion regarding emails to committee members from other committee members and from homeowners. Tabled until the November meeting. The consensus of committee members present was that only business emails i.e. time sensitive approvals and suggested agenda items be conducted by email. Policy discussions should be conducted only at ARC meetings.

Steve Gram moved that the complaint form developed for homeowner use be added to the website. Seconded by Helen McCleery. Motion approved unanimously.

Rhonda Armes asked for agenda items for future meetings and presented her list of ideas:

Letter for Welcome Committee Handbook
Review ARC forms on the website

Steve Gram suggested:

Define issues where ARC needs to act immediately and independently of homeowner complaints.

Discussion regarding topic for the November Newsletter: Steve Gram moved that a listing of approved holiday decoration dates be the topic. Seconded by Helen McCleery. Motion carried.

The committee considered modifications to 'III. Guidelines' from the document which was approved as a starting point for a revised ARC manual at the October 4, 2023 work session. Sections 14, 15, and 16 were examined. Discussion topics included eliminating "wrought iron" from the manual text because it is thought that Ceres Gleann fences are actually steel. Research is needed. In all online sources reviewed, "spire" is not used interchangeably with "spear", so eliminating "spire" is recommended. Allowing aluminum fences for some applications was discussed. Consensus was not reached. Allowing wire mesh pet containment fencing in addition to plastic mesh was discussed.

Steve moved and Deb seconded editing the "guidelines" where consensus had been reached. An edited version of "guidelines", sections 14, 15 and 16 are attached as an addendum to the minutes.

There will be no work session in November, The next ARC meeting is scheduled for Wednesday, November 15th at 3:00 pm in the Ceres Gleann Clubhouse.

Chair Rhonda Armes adjourned the meeting at 4:08 pm.

Respectfully submitted,

Stephen Gram
Secretary