

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

November 15, 2023

3:00 pm

Members Present: Rhonda Armes, Stephen Gram, Helen McCleery, Deb Moyer, Mary Ann Breitbach, Norm Stephens

Members Absent: Dick Burnett

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 12

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

Minutes:

Deb Moyer moved approval of the minutes of the October 18th ARC meeting. The motion was seconded by Helen McCleery. Motion approved unanimously.

Research provided by Mike Hensley regarding aluminum fences was made available. No consensus was reached and no action was taken.

Rhonda presented a request from Nancy Hague to pre-approve two Greenstalk plantings for a wrap around porch at a Magnolia Avenue home that a relative of the Hague's was considering buying. After discussion, the suggestion was made that pre-approval be offered with a size of 55"x19", limit of 2, neutral pot color and approval not be transferred to any other buyer of the home. Mary Ann Breitbach moved approval, seconded by Helen McCleery. Approved unanimously.

ARC Application approved at the meeting:

Oliveira, 2155 SE Rhododendron Avenue, Steel Gate

An outstanding non-compliance issue regarding Marie Hargrave's home decorations was considered. The large star on the gable of the back of the home as well as two smaller stars in the front sitting area are noted in the non-compliance form. Board liaison Mike Holland offered an opinion that Marie was given permission by the Board to place the large star on the back of her home after upholding an ARC decision that the same star at the peak of the front gable not be allowed. As a result, the Board decision takes precedence. After brief discussion regarding the two front sitting area stars, Deb Moyer moved that a decision be tabled until after the completion of the new manual, seconded by Helen McCleery. Passed with a 4-2 vote.

One new complaint form was entered into the record. No action was taken as the homeowner who was the object of the complaint voluntarily removed the objectionable yard art.

Guidelines: Porches, Decks, and Patios; Covered Porches, Decks and Patios; and Exterior Walls were discussed. Recommended editing is contained in an addendum to the minutes.

Chair Rhonda Armes briefly discussed email protocol among ARC members. It is recommended that email only be used for ARC business, not for discussing ARC policy. Policy discussions should take place at ARC meetings.

Chair Rhonda Armes adjourned the meeting at 4:20 pm.

Respectfully submitted,

Stephen Gram
Secretary