

Ceres Gleann ARC Meeting Minutes
Ceres Gleann Community Center
September 18, 2024
3:00 p.m.

Members Present:

Rhonda Armes	Mary Ann Breitbach	Dick Burnett	Helen McCleery
Deb Moyer	Cindy Scott	Norm Stephens	

Quorum of the committee was present: Yes

Board Liaison Present: Jack Carlisle

Announcement: ARC meeting is recorded for use of the secretary doing minutes. After the minutes are approved, the recording is deleted.

Minutes of Meeting: August 21, 2024: approved. Copy of approved minutes emailed to Denise Seith to add to ARC website.

Guest Homeowners present: 8

Applications Approved:

Olsen, 735 SE Gleann Creek Lane. Replace roof and skylights.

Kerr, 736 SE St Andrews Ln. Replace driveway.

Forman, 710 SE St Andrews Ln. Removed gorilla statue (small) yard art. The remaining yard art is a trio of flower stakes

Kerr, 736 SE St Andrews Ln. Has 8" concrete bunny as yard art

Complaints:

Wallrich: complaints regarding flags and yard art: We had requested applications from the two homeowners with yard art. We have received. See below. This completes addressing Mr.

Wallrich's complaint. Rhonda will send an email to Mr. Wallrich advising that his complaints from August 21, 2024 have been addressed. No further action needed. Cindy Scott moved to consider this action closed.

1. 710 SE St Andrews Ln. Item: yard art of 3 stakes.
2. 736 SE St Andrews Ln. Item: bunny-yard art.

Paint Palette:

1. Rhonda will submit list of Board approved paint color names, numbers to the Ceres Gleann website so homeowners can review at Sherwin Williams paint store. It was moved by Helen, seconded by Deb that the current paint palette be sent to Denise Seith to add to the ARC website. Approved
2. Norm suggested ARC make a new 'palette' book with new colors, like the old book, to store in Ceres Gleann Community Center. We must now pay for paint samples

needed to make such a book. Norm will provide information to ARC regarding cost at next meeting.

4. Rhonda explained any homeowner can check out the current book.

Sunroom/Solarium Discussion Points:

1. Discussion included the setbacks, city permitting, sunrooms must have 12 ft in the rear and 4 ft from the side line, City building permits are required.
2. Roofs, like the homes, must be shingled. Skylights in the roof are ok.
3. Currently acrylic, aluminum and plexiglass are not approved materials.
4. The Lewis's are requesting a variance, an exception to the approved materials in manual.

Sunroom/Solarium Motion:

1. Question: would the Board allow alternative materials, i.e. acrylic window panes (plexiglass), vinyl windows/window panes, aluminum or steel framing, aluminum panels, and/r alternative designs for a sunroom, i.e. flat roof vs the 4":12" now required, a solarium (completely of glass) as well as alternative roofing from currently required shingle roof?
2. Deb Moyers moved to send query to Board. Helen McCleery seconded.
3. ARC will await an answer for this query before addressing the application and/or variance.

Comments/Questions from Community:

1. Mary Ann asked why do some documents call it The Clubhouse, and others The Community Center. Our official manual names it The Community Center so that is the name that should be used. If the Board changes it, we'll be notified.
2. Question: Does ARC keep a records of homeowner paint colors? ARC recommends the homeowner check with Sherwin Williams who may have records of a particular house's color.

Next Monthly Meeting: normally the third Wednesday of each month, Rhonda will have a conflict with the normal date so moved to October 30, 2024 at 3:00 pm at the Ceres Gleann Community Center, open to all homeowners.

Meeting Adjourned at 3:55 pm

Respectfully submitted,
Cindy Scott, Secretary