

MEETING MINUTES

Ceres Gleann HOA

Annual Meeting

August 17, 2021

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

Approved May 17, 2022

The meeting was called to order at 3:30pm by Mike Holland.

Board Members Present: Those present included Mike Holland, Mike Hensley, Jerry Breitbach, Alan Cleaves and Jeanne Pettersen. **A quorum of the Board was present.**

Quorum: **A quorum of homeowners was present.**

Acknowledgements: Mike Holland thanked Doug and Sandy Taylor for their years of service in getting the clubhouse set up for the meeting; members of the board for their service to the community, and those that helped with the meeting registration process, Emily Cleaves, Shirley Jones, Candi Carlisle, and Sandy Taylor.

Minutes: **Joyce Cramer moved to approve the May 21, 2019 draft annual meeting minutes as presented. Valerie Beuck seconded the motion. The motion was approved unanimously.**

Annual Financial Report: Cherie Haynes, Finance Committee chair, explained that a change had been made to the financial report previously circulated. The current report, circulated as a handout, was the corrected version. Mike Holland added that the HOA is in good shape financially. A draft budget will be reviewed at the September meeting; it will be reviewed again and approved at the November meeting. All indications are that assessments should remain the same for next year. Committees have been prudent and responsible in budgeting and expending funds.

Committee Reports: Reports were given by the following committees, Landscape, Linda Holland and Valerie Beuck; ARC, Jackie Forman; Communications, Mike Holland on behalf of Barbara Kerr; and Community Facilities, Doug Taylor. Reports updated the community on work done over the past year and what is planned for the coming year. Additionally, Mike Holland acknowledged Walt Beuck for overseeing the garden committee this year following the loss of Bob Wilson. He thanked Jack Carlisle and Walt Beuck for building Bob's memorial and the garden cart, noting that it exemplified the volunteer efforts of the community that make Ceres Gleann a great place to be.

Community Open Forum: Mike Holland opened the floor to community members to share any observations, complaints, or concerns. Three issues were discussed, including the maintenance of wrought iron and masonry fences, the concerns of nuisance of cigarette smoke outdoors, and yard art in violation of CC&Rs.

Gauging Community Sentiment on Rules for Rentals in Ceres Gleann: Mike Holland explained that in 2019, there were concerns about a new rental in the community. The HOA CC&Rs allow for a minimum 12-month rental period and the whole house must be rented. At the 2019 annual meeting, there was a discussion regarding maintaining the status quo, or making the rules more restrictive. A vote was close to an even split, not enough to consider changing the CC&Rs, which ultimately requires an affirmative vote of 75% of all 132 home lots. No further action was taken at that time. Subsequently, there has been interest in revisiting the issue. Community members were given the opportunity to voice their thoughts and opinions on maintaining the status quo, or pursuing the process for more restrictive rules. At the conclusion of discussion, a poll of homeowners present indicated 11 in favor of maintaining the status quo and 35 in favor of more restrictive rules. Mike Holland noted

this was sufficient support to move forward with a process to propose a change to the CC&Rs. He explained that he will begin a conversation with the HOA attorney and convene a committee to work on a proposal.

Overview of HOA Operations: Mike Holland gave a detailed description of the operational basics of the Ceres Gleann HOA, following an outline circulated as a handout.

ADJOURNMENT

There being no other business, the meeting adjourned at 5:27pm.