

MEETING MINUTES

Ceres Gleann HOA Board of Directors
July 5, 2022
3:30 PM
Ceres Gleann Clubhouse, Dallas, Oregon

Approved September 6, 2022

PRELIMINARY BUSINESS

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

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

Minutes: **Jeanne Pettersen moved to approve the draft minutes of the May 3, 2022 meeting. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

SPECIAL BUSINESS – Board Officer Election and Committee Liaison Appointments

Mike Holland presented the current board officers – Mike Holland, Chair; Mike Hensley, Vice Chair; Alan Cleaves, Secretary/Treasurer. All were willing to be considered for reelection. **Alan Cleaves moved to reelect the current officers to another term. Jeanne Pettersen seconded the motion. The motion was approved unanimously.**

Mike Holland presented the current committee liaisons – Mike Hensley, Community Facilities; Jeanne Pettersen, Finance; Alan Cleaves, Architectural Review; Jerry Breitbach, Landscape. He proposed reappointing the current committee liaisons. **Alan Cleaves moved to retain the current committee liaison assignments. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: Alan Cleaves reported that the committee has been reviewing applications. They have deferred the paint palette review.

Landscape Committee: Jerry Breitbach reported that the committee has obtained bids for removing a tree at the gazebo park. They are proposing the Board approve the removal of the tree by J&J Tree Service for \$985. **Alan Cleaves moved to approve the proposal as presented. Mike Hensley seconded the motion. The motion was approved unanimously.**

Finance Committee: Emily Cleaves reported that the committee is working on developing a schedule for the 2023 budgeting process.

Community Facilities Committee: Mike Hensley reported that the committee will be reviewing larger projects outlined in the reserve study and developing a plan for what projects could be done preemptively to avoid having multiple large projects coming due at the same time.

Communications Committee: Barbara Kerr reported that the committee met in June and all is going well. They are planning for National Night Out in August.

Garden Committee: Valerie Beuck reported that the committee has fixed the fence and installed 2 raised beds. She also reported that a part of gazebo garden is getting overgrown. The committee is looking to have the space redesigned for low maintenance and incorporate some seating. They will bring a proposal for board approval to use reserve funds.

OLD BUSINESS

1. Mike Holland gave an update on changes made to preferred vendor provisions and presented a resolution for board approval. **Jeanne Pettersen moved to approve the resolution as presented. Mike Hensley seconded the motion. The motion was approved unanimously.**

2. Jeanne Pettersen summarized work that has been done on a proposed CC&R's amendment to restrict rentals in Ceres Gleann. She presented a draft survey intended to gauge community support for a proposed CC&R's amendment. Following discussion, it was agreed that Mike Holland will get clarification on Veterans Administration rules and will provide an updated draft to board members. Upon board approval, the survey will be distributed to the community.

NEW BUSINESS

1. With no objection from the board, the November 1, 2022 board meeting was rescheduled to October 25, 2022.
2. Mike Holland presented a proposed contract for landscaping services for 2023-2025 and reviewed the changes from the current contract. Following discussion, **Alan Cleaves moved to approve the contract as presented. Mike Hensley seconded the motion. The motion was approved unanimously.**
3. Mike Holland reviewed the budget development calendar for the balance of the year, circulated as a handout.

ANNOUNCEMENTS AND NOTICES

None.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:30 pm. The next regular meeting is scheduled for Tuesday, September 6, 2022 at 3:30pm.