

MEETING MINUTES

Ceres Gleann HOA Board of Directors
March 1, 2022
3:30 PM
Ceres Gleann Clubhouse, Dallas, Oregon

Approved May 3, 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: **Alan Cleaves moved to approve the draft minutes of the January 4, 2022 meeting. Jeanne Pettersen seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: Alan Cleaves reported that the committee has decided to increase their membership to a full complement of 7 members. Three new members are proposed for approval later in the agenda. The committee has also discussed how to keep the community informed of committee activities and new rules. They are also reviewing the current paint palette.

Landscape Committee: Linda Holland reported that a date has not yet been scheduled for aeration. Other landscape related topics would be discussed later in the agenda.

Finance Committee: Leann Long reported that the end of year reports have been submitted and the committee is working on purchasing rules. More information would be shared later in the agenda.

Community Facilities Committee: Doug Taylor reported that the committee will be submitting an updated proposal for the club house sound system.

Communications Committee: Barbara Kerr reported that she is working with Laurel Lee on the Neighborhood Watch program. The committee will be helping ARC with setting up an email group. Barbara also noted that she is very thankful for those who have been working diligently on the Announcements and Reminders.

Garden Committee: No report.

SPECIAL BUSINESS: The Board convened in its capacity as the HOA Landscape Committee to consider landscape project proposals. Jerry Breitbach presented two projects on behalf of the committee. The first project was a proposal to add plants to the Rhododendron entrance for \$700 by Renewal Scape. The second project was an enhancement of the Pocket Park for \$2,300 by DeSantis. Both projects received competitive bids from licensed contractors and sufficient funds are available to complete the work. **With no objection from the board acting in the capacity of the landscape committee, approval was given to move ahead with both projects.**

OLD BUSINESS

1. Mike Holland reported that members of the committee considered community member comment and prepared two versions of a draft proposed amendment to the CC&Rs for home rentals, circulated as a handout. A review by the HOA attorney has determined that both are lawful. Committee member Lynn Powell presented one version in which existing rentals would have one year to either become owner-occupied or sold. Committee member Mike Holland presented the other version which allowed existing rentals agreements to continue until the property is either owner-occupied or sold. Both proposals allowed for hardship exceptions. The board considered comments from the audience and shared their own comments. Following discussion, consensus was reached not to accept either proposal and instead redraft the

amendment to incorporate key issues: eliminate the grandfather clause for rentals, allow a one-year extension from the date of approval of the amendment to make the home owner-occupied, and add more robust hardship exemption language including the inability to sell. The amendment will be redrafted and recirculated to the community.

NEW BUSINESS

1. Mike Hensley reported that he recently received the annual maintenance inspection report and will review it with the Community Facilities Committee to develop a maintenance plan.
2. Leann Long and Mike Holland reported that the HOA is in good financial condition. Financial reports were circulated as a handout. Purchasing rules have been approved by the committee. The board and the community will have an opportunity to review the rules before considering formal adoption and approval at the May board meeting.
3. Alan Cleaves presented three individuals, Joyce Cramer, Steve Gram, and Vicki Stephens, recommended by ARC as new committee members. Joyce Cramer and Steve Gram were recommended to serve as committee co-chairs. He also recommended the board approve appointments of Joyce Cramer and Steve Gram to serve as committee co-chairs. **Alan Cleaves moved to approve the appointment of Joyce Cramer, Steve Gram, and Vicki Stephens to ARC. Mike Hensley seconded the motion. The motion was approved unanimously. Alan Cleaves moved to approve the appointment of Joyce Cramer and Steve Gram as ARC co-chairs. Mike Hensley seconded the motion. The motion was approved unanimously.**
4. In advance of the completion of the 3-year landscape contract, Mike Holland asked for board approval to approach the landscape contractor, DeSantis, for pricing for a 4th year and a few years beyond as an additional option. **Alan Cleaves moved approval for Mike Holland to request pricing information from DeSantis. Mike Hensley seconded the motion. The motion was approved unanimously.**
5. Mike Hensley reported that the Community Facilities committee has updated the rules for use of the clubhouse and gazebo areas, to cover restrictive, private uses. The committee recommends board approval. A resolution with the updated rules was presented. **Mike Hensley moved to approve the resolution adopting updated community facility use rules. Alan Cleaves moved to approve the resolution as presented. The motion was approved unanimously.**
6. Mike Holland proposed that the business portion of the upcoming annual meeting be kept brief, followed by a community celebration. The board concurred.

ANNOUNCEMENTS AND NOTICES

None.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 5:13 pm. The next regular meeting is scheduled for Tuesday, May 3, 2022 at 3:30pm.