

## MEETING MINUTES

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

**Approved July 5, 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 March 1, 2022 meeting. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

### COMMITTEE REPORTS

Architectural Review Committee: Steve Gram reported that the committee now has 3 new members, and a new dedicated email which will be useful for communications. The committee is currently reviewing guidelines for yard art.

Landscape Committee: Jerry Breitbach reported that the pocket park and entrance projects are completed and looking good.

Finance Committee: Kathy Abernathy reported that the finances are doing fine. The committee is looking to add two new members. Cherie Haynes has resigned as chair; Kathy Abernathy and Emily Cleaves are filling in as co-chairs.

Community Facilities Committee: Doug Taylor reported that the committee is working on matching existing patio umbrellas and will be looking into patio heaters later this summer. They are also working on the list from the annual maintenance report.

Communications Committee: Barbara Kerr reported that Barbara Connell has updated the homeowners contact list, posted on the website. Paper copies will be available upon request. Block captains are getting organized for the neighborhood watch, but the program is still looking for volunteers. Rhonda Harms was named as one of the rotating editors for the Announcements and Reminders.

Garden Committee: No report.

### OLD BUSINESS

1. Mike Hensley gave an update on the maintenance inspection report. Minor issues have been taken care of at the clubhouse, a few items are on hold due to the weather.
2. The Board considered a resolution to upgrade the clubhouse sound system. Doug Taylor explained that the proposed upgrade will be to the wireless side of the sound system to avoid feedback problems. Following discussion, **Jeanne Pettersen moved to approve the resolution for the sound system upgrade. Mike Hensley seconded the motion. The motion was approved unanimously.**
3. Mike Holland reported that the HOA attorney expressed some concerns about the proposed rental restrictions amendment. VA loans would not qualify with the proposed restrictions and recent changes to Oregon law have increased protections for renters. He proposed that the board take additional time to consult further with the attorney, possibly conducting a community survey and thoroughly considering the language of the proposed amendment. Jeanne Pettersen agreed to head up the community survey.

Following discussion and input from the audience, the board agreed by consensus to defer consideration of the resolution at this time, taking additional time to work carefully through the issue over the summer.

4. Mike Holland presented a resolution adopting HOA purchasing rules. Following discussion, **Alan Cleaves moved to approve the resolution with the correction of the lettered list in section 4 of the attached rules. Jerry Breitbach seconded the motion. The motion was approved unanimously.** Mike Holland added that there will be additional discussion about preferred vendors at the June meeting.

#### NEW BUSINESS

1. Jeanne Pettersen presented two individuals, Emily Cleaves and Mary Ann Breitbach, recommended by the finance committee as new members. The appointments were approved by the board. The committee also recommended the board appoint Kathy Abernathy and Emily Cleaves as Finance committee co-chairs. **Mike Hensley moved the appointments of Kathy Abernathy and Emily Cleaves. Jeanne Pettersen seconded the motion. The motion was approved with Alan Cleaves abstaining.**
2. Mike Holland explained that the sign-up for the Annual Meeting had reached capacity. He expressed his frustration that he had not anticipated that level of interest and apologized that some community members might not be able to participate.

#### ANNOUNCEMENTS AND NOTICES

Mike Holland reported that the city will be repaving Magnolia Avenue.

Judy Gram raised the issue of conflicts with residents from Eden Gleann who have been misled to believe their ownership entitles them access to Ceres Gleann property. Mike Holland explained that he has contacted Fowler Homes, alerting them to this problem.

#### ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:30 pm. The next regular meeting is scheduled for Tuesday, July 5, 2022 at 3:30pm.