

MEETING MINUTES

Ceres Gleann HOA Board of Directors
May 2, 2023
3:30 PM
Ceres Gleann Clubhouse, Dallas, Oregon

Approved 7/11/23

PRELIMINARY BUSINESS

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

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

Minutes: **Alan Cleaves moved to approve the draft minutes of the March 7, 2023 meeting. Mike Hensley seconded the motion. The motion was approved unanimously.**

Audience Comment: Concern was expressed about aggressive solicitors in the community. Mike Holland will follow up with Neighborhood Watch coordinator, Laurel Lee Pedersen about this issue.

There was an extended discussion of street parking rules for larger vehicles. Mike Holland noted that on street parking rules are exclusively the responsibility of the City of Dallas, and that he has asked the City to clarify the existing code to ensure large vehicles are relocated after a 72 hour parking period.

COMMITTEE REPORTS

Architectural Review Committee: Mary Ann Breitbach reported that the manual has been completed; the committee will now be reviewing some issues related to yard art.

Landscape Committee: Jerry Breitbach reported that Valerie Beuck has resigned as a landscape agent. He expressed appreciation for all the work she has done for the community. Bruce Moyer will take her place.

Finance Committee: On behalf of Emily Cleaves, Alan Cleaves reported that the HOA finances are in good order.

Community Facilities Committee: Doug Taylor reported that fans have been installed in the clubhouse and are working well.

Communications Committee: No report.

Garden Committee: No report.

ORDER OF BUSINESS

1. The board considered a resolution to relocate and upgrade irrigation controls for the common area. Mike Holland explained that this time-sensitive work had already been approved by the board and the work completed. Mike Hensley provided background information on the need for the upgrade and relocation of the irrigation controls. **Jerry Breitbach moved to approve the resolution as presented. Alan Cleaves seconded the motion. The motion was approved unanimously.**
2. Mike Hensley gave an update on the maintenance report. A committee is formed to address items that fall outside the scope of the CFC and is looking at the block wall fences along Magnolia and Rhododendron. CFC will begin working on their items at the clubhouse and gazebo including securing a paint quote, caulking, addressing trip hazards, and repairs to the cedar fence behind garden area recycle bins.
3. Mike Holland gave an update on the annual meeting. He will give a 'state of the community,' discussing where the community is and where it is headed. There will be an opportunity for homeowners to ask questions. Deb Moyer reported that plans for the potluck are underway.

4. It was announced that Jeanne Pettersen will be resigning from the Board effective after the July board meeting. Mike Holland expressed his appreciation and thanks for her service to the board and the community.

ANNOUNCEMENTS AND NOTICES

None.

BOARD MEMBER COMMENTS

Mike Holland reported that the landscape contract will be rolling over with DeSantis. The price will be determined by the August 2022-August 2023 consumer price index.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:05 pm. The next regular meeting is scheduled for Tuesday, July 11, 2023, at 3:30pm.