

## MEETING MINUTES

Ceres Gleann HOA Board of Directors

April 6, 2021

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

**Approved May 4, 2021**

### PRELIMINARY BUSINESS

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

Present: Board members present included Mike Holland, Mike Hensley, Jerry Breitbach, Jeanne Pettersen and Alan Cleaves (by phone). **A quorum of the Board was present.**

Audience members present included Kathy Abernathy, Valerie Beuck, Willette Burbach, Jack Carlisle, Karen Garcia, Nick Garcia, Marie Hargrave, Linda Holland, Leann Long, Barbara Powell, Lynn Powell, Vicki Stephens, Doug Taylor and Sandy Taylor.

Minutes: **Alan Cleaves moved to approve the March 2, 2021 draft meeting minutes as presented. Jeanne Pettersen seconded the motion. The motion was approved unanimously.**

### SPECIAL MEETING

Mike Holland explained that this meeting was a special meeting convened for the specific purpose to discuss the clubhouse pathway and patio project. Valerie Beuck and Lynn Powell described the two proposed project options, one using concrete and another using pavers. Details were included in a handout. Landscaping work to be done in conjunction with the project was described; a bid in the amount of \$6,500 for the landscape work was presented previously at the March 2 board meeting. It was noted that if the pathway and patio project did not move forward, the landscape rejuvenation work described in the bid still needed to be done, but would be done at a somewhat reduced cost.

Valerie Beuck reported that following a request for community feedback on the proposed project, she had received about 20 written responses and a few phone calls. Of the responses, four were opposed to the project; the remainder were in favor. Those opposing cited concerns about cost, expending funds, safety concerns about pavers, lack of a community-wide vote, and a lack of use. Those in support noted the project would improve and enhance the use of the facility, and would add to the aesthetics of the community.

Mike Holland opened the floor to members of the audience to provide comment on the project. Audience members asked questions, voiced support and opposition, and had a lengthy discussion about the project. Specific issues included frequency and responsibility for inspection; responsibility and cost of maintenance; liability; ADA accessibility; additional unbudgeted related costs for furniture, furniture storage, etc.; and capital outlay without a community-wide vote. Following robust conversation, board members voiced their thoughts on the options. Further discussion led to consideration of a third option to strike a balance between aesthetics, functionality, practicality and cost. This option would be a hybrid of the paver and concrete options, resulting in a paver walkway and a concrete patio.

By consensus, the board agreed to postpone a decision on the pathway and patio project to allow time to further investigate and develop a proposal for a hybrid option. Valerie Beuck and Lynn Powell will get revised bids for the hybrid project and the Community Facilities committee will identify a budget for furniture and discuss furniture storage. At a future meeting, the board will consider the paver and concrete options as well as the hybrid option.

The board took action on the resolution for landscape improvements at the clubhouse. **Mike Hensley moved to approve the resolution as presented. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

#### ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:47 pm. The next regular meeting is scheduled for Tuesday, May 4, 2021 at 3:30pm.