

MEETING MINUTES

Ceres Gleann HOA Board of Directors
January 8, 2019
3:30 PM
Ceres Gleann Clubhouse, Dallas, Oregon

Approved February 5, 2019

PRELIMINARY BUSINESS

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

Present: Those present included Mike Holland, Mike Hensley, Stephen Gram, Joyce Cramer, and Alan Cleaves (by phone). **A quorum of the Board was present.**

Minutes: **Joyce Cramer moved to approve the November 6, 2018 draft meeting minutes as presented. Stephen Gram seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: No report.

Landscape Committee: Patricia Ward reported that the Magnolia entrance planting is finished; the Rhododendron entrance planting will be done in the spring. The committee continues to work on the landscape manual.

Finance Committee: Barbara Powell deferred her report to the new business section of the agenda.

Community Facilities Committee: Judy Levis reported that the club house door replacement is completed. She thanked Doug Taylor for his work on the project. New no trespassing and handicap signs are being installed.

Communications Committee: Mike Holland reported on behalf of Barbara Kerr that all was going well.

Garden Committee: LaVonne Wilson reported that everything was completed for the winter.

Other: None.

OLD BUSINESS

1. Judy Levis reviewed redrafted Community Facilities Committee rules for clubhouse use, circulated as a handout. Mike Holland presented a resolution for board consideration to approve the redrafted rules. **Stephen Gram moved to approve the resolution as presented. Alan Cleaves seconded the motion. The motion was approved unanimously.**
2. Mike Holland confirmed that the board has had a first reading of the ARC manual, but not a second reading. The Landscape manual has not yet had a first reading.

NEW BUSINESS

1. The Board reviewed and discussed HOA insurance policies for 2019. By consensus, the board agreed to forego earthquake insurance on the masonry entrance walls and will renew other coverages as presented. Prior to renewal, the agent will be asked to confirm that this is the lowest cost quotation for like coverages among other carriers.
2. Mike Holland presented a resolution approving a contract with IQA inspections for the 2019 annual inspection of common property. **Alan Cleaves moved to approve the resolution as presented. Joyce Cramer seconded the motion. The motion was approved unanimously.**
3. Barbara Powell presented the recommendation to appoint Cass Hendricks to the Finance Committee. **Stephen Gram moved to approve the appointment of Cass Hendricks to the Finance Committee. Mike Hensley seconded the motion. The motion was approved unanimously.**
4. Mike Hensley gave an update on the gazebo garden improvements. Work is now completed to accommodate electrical and irrigation lines to the area. The LED lighting is installed and will be very energy efficient.

Barbara Powell added that that the Gazebo project is included in the Reserve Study; the cost overrun, only \$485, will be covered by contingency funds.

5. Mike Holland explained that the entry wall on Rhododendron is slightly encroaching on a lot. Ron Hannegan is working with Lane Shetterly to get an easement drafted and recorded for access to maintain the wall. The legal cost for the HOA is \$80. **Joyce Cramer moved to approve the payment for legal services. Mike Hensley seconded the motion. The motion was approved unanimously.**

ANNOUNCEMENTS AND NOTICES

Mike Holland announced that the primary topic of discussion at next month's board meeting will be the board elections schedule.

BOARD MEMBER COMMENTS

None.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:08pm. The next regular meeting is scheduled for Tuesday, February 5, 2019 at 3:30pm.