

## MEETING MINUTES

Ceres Gleann HOA Board of Directors  
March 3, 2020  
3:30 PM  
Ceres Gleann Clubhouse, Dallas, Oregon

**Approved July 7, 2020**

### PRELIMINARY BUSINESS

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

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

Minutes: **Alan Cleaves moved to approve the January 7, 2020 draft meeting minutes as presented. Jeanne Pettersen seconded the motion. The motion was approved unanimously.**

### COMMITTEE REPORTS

Architectural Review Committee: Barbara Connell reported that there currently was not much activity; the committee will likely meet the end of March.

Landscape Committee: Marie Hargrave reported that after two months with the new landscape contractor, there have been some issues, but also some good reports. There was productive discussion with homeowners at a recent meeting; they are subsequently working with DeSantis to make improvements on all issues. At the end of March, the committee will review progress to ensure improvements are being made. Some of the concerns include signage, haphazard work, incomplete edging. A list will be sent out for homeowners so they can help advise on whether improvements are being made.

Finance Committee: No report.

Community Facilities Committee: No report.

Communications Committee: Barbara Kerr reported that despite advertising, it has been difficult to find volunteers for the neighborhood watch program. She is also looking for a new editor for the newsletter. She asked the board to review the public website.

Garden Committee: No report.

### OLD BUSINESS

1. Mike Holland presented a resolution to approve the transfer of funds to the reserve fund. **Stephen Gram moved to approve the resolution as presented. Mike Hensley seconded the motion. The motion was approved unanimously.**
2. Barbara Powell reviewed the year end 2019 financial report, circulated as a handout. Income slightly exceeded expenditures; for the year the HOA is under budget by 6%.
3. Judy Levis reported that the Community Facilities committee has purchased two large planting containers that will block the sidewalk step at the clubhouse. They will work with the landscape committee to fill the planters with appropriate plants.
4. The board considered a suggestion from Barbara Powell that committee chairs provide a short monthly report of committee activities to the newsletter for publication. Following discussion, Mike Holland asked that committees discuss this matter internally, determining individually how to communicate and keep the community informed as well as when there is something significant to share in between board meetings.

### NEW BUSINESS

1. Mike Holland explained that given the maturity of the HOA organization, there are no longer developmental issues that necessitate a regular monthly meeting schedule. He suggested that the board transition to meeting every other month, with an option of calling a special meeting as needed. Following discussion, the board agreed by consensus to adjust the meeting schedule to meet every other month.
2. Mike Holland reviewed the board election plan and schedule, circulated as a handout.
3. Mike Holland reviewed the summary of findings from the inspection report, circulated as a handout. Without the April board meeting, Mike Hensley will discuss the report with committee chairs and will be prepared to make recommendations in May.
5. Mike Holland presented a resolution to approve a proposal to move the patio shed and authorize payment. Lynn Powell described the proposed project as laid out in handouts. Following a request from 17 homeowners at an ARC meeting to move the patio shed, an ad hoc committee pursued the proposal and received 4 bids. CFC approved the final proposed project unanimously. Following discussion, **Alan Cleaves moved to approve the resolution as presented. Jeanne Pettersen seconded the motion. The motion was approved unanimously.** Mike Holland thanked all who were involved with the project as this was a textbook example and a positive reflection on civility of the community to come together to solve a problem.

#### ANNOUNCEMENTS AND NOTICES

Doug Taylor reminded community members to be patient and wait when entering the clubhouse door code to avoid tripping the alarm.

#### BOARD MEMBER COMMENTS

None.

#### ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:50pm. The next regular meeting is scheduled for Tuesday, May 5, 2020 at 3:30pm.