

**Ceres Gleann Home Owners Association
Annual Meeting
Community Center
May 15, 2012 6:30 P.M.
Minutes**

In attendance: Board members Ron Hannegan, Mike Stewart, TAC members Shirley Jones, Mike Gamble, Jack Ray and 80 homeowners representing 50 households.

Not in attendance: Board member Jim Fowler and TAC member Alan Cleaves.

1. Welcome and Introductions

Mike Stewart introduced Ron Hannegan, the Transitional Advisory Committee members and called the meeting to order.

2. Special Presentation on Managed Homeowner Associations

Ray Olmstead introduced Eric Gordon of Superior Community Management Co. (Eric is also a member of the Board of Directors for the Community Associations Institute). Eric gave the presentation on what a management company can do for a homeowners association (such as Ceres Gleann HOA) and the approximate cost of the services available.

Ray Olmstead then introduced Chris Tingey of Vial Fotheringham LLP (a law firm) who gave an overview of the legalities in connection with the management of homeowners associations. Also, Chris is a former member of the Board of Directors for the Community Associations Institute.

There was a brief break for refreshments.

3. Quorum

There was a quorum present.

4. Proof of Notice of Meeting

Ballots with meeting notices were either hand delivered or mailed by May 5th, 2012 and by Announcements and Reminders for May, by e-mail on April 29th, 2012.

5. Minutes for the Annual Meeting May 17, 2011.

The minutes for the Annual Meeting on May 17, 2011 were read to the homeowners by Jack Ray. Mike Stewart asked for corrections, but none were offered. The minutes were approved.

6. Financial Report

LaVonne Wilson, member of the Finance Committee, presented the financial reports (Gladys Moorman, the Chair of the Finance Committee was not able to attend this meeting).

Homeowners

were asked to present any questions to LaVonne after the meeting.

7. Committee, Resource and Service Group Reports

Reports and comments for the following committees, resource and service groups are as follows:

Architectural Review – Ron Hannegan said that this committee had four meetings in 2011.

Ron also

gave information regarding the repainting of houses. In addition Ron announced the names of three

new members for the committee, they were Gary Bluhm, Ernie Miller and Donna Dalton. A motion

was made and seconded to approve these new members by TAC. The vote for approval was unanimous.

Community Facilities – Judy Levis reviewed the activities of this committee for the year.

Judy

also said there is water leaking from a window in the Community Center (when it rains).

Repairs

will be made. Also, she indicated that the Gazebo is leaning and needs maintenance.

Garden – Bob Wilson said the plots have been rototilled and that the planting season was underway.

Landscaping Committee – Lois Comella said that there will be a meeting the following Monday and

that Mark (the landscaper for Ceres Gleann) will be present.

Bereavement – Lois Comella reported on the activities of this group.

Aide Angels – Barbara Gelderman reported on the activities of this group.

Communications – Sue Olmstead reported on the activities of this group.

Lot – Gary Cummings said the weed trimming was coming along as usual. Gary indicated that a vendor has been hired to eliminate the gophers.

Genealogy – Addie Rickey promoted this activity.

Hiking – Jerry Levis promoted this activity.

Neighborhood Watch – Sue Olmstead said that new reflective Neighborhood Hood Watch signs have been installed by the City.

Pancake Breakfast – Jerry Levis promoted this activity.

Welcome – Joan Griffin reported on this activity.

8. Unfinished Business

There was no unfinished business.

9. New Business

a. The results of the TAC election were reported by Jack Ray. There were two openings on TAC.

Ron Dodge and Randy Rohman were elected to fill these positions. Each candidate received more than half the votes of the homeowners.

10. Good of the Order

a. Declarant & Director Comments – Ron Hannegan said he was impressed with the spirit and involvement of the homeowners. Ron indicated that he has been encouraged by the recent improvement of the economy and is looking forward to constructing more houses.

b. Homeowner Comments – There were comments from a few homeowners regarding the performance of the Community’s landscaper, Total Landscape Care. Mike Stewart told these homeowners to express their concerns at the next Landscape Committee meeting.

Adjourned 8:35 p.m.

Jack Ray