

MEETING MINUTES

Ceres Gleann HOA Board of Directors

January 7, 2020

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

Approved March 3, 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 November 5, 2019 draft meeting minutes as presented. Jeanne Pettersen seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: Barbara Connell reported that the committee met and approved the house plans for 2223 Magnolia. She also reported that the patio storage shed ad hoc committee is looking at the possibility of moving the shed. A final recommendation will go to the Community Facilities Committee.

Landscape Committee: Marie Hargrave reported that DeSantis, the Landscape contractor, will begin work on the 10th. They will work twice in January and February, then begin a weekly schedule in March. The work crew will wear uniforms and will be on the job for a 10 hour work day, every Friday. She asked that any problems should be reported to the Landscape Committee by email.

Finance Committee: No report.

Community Facilities Committee: Doug Taylor reported that the committee will be discussing the steps at the end of the sidewalk at the clubhouse.

Communications Committee: No report.

Garden Committee: Garden work cannot begin until the weather improves.

OLD BUSINESS

1. Mike Holland provided first notice of the upcoming board elections and annual meeting. He asked for board input regarding the process and schedule. He added that the two positions up for election are those currently held by Alan Cleaves and Mike Holland. The board had no changes for the process or schedule.

NEW BUSINESS

1. Mike Holland announced that 2020 insurance premiums are due. He reviewed the policies, including directors and officers insurance and property insurance with earthquake coverage. The board had no comment or questions. By consensus, the board instructed the premium to be paid as presented.
2. Mike Holland presented a resolution to authorize the hiring of IQA Inspections to provide a comprehensive annual maintenance inspection. Upon completion, Mike Hensley will work in consultation with committee chairs to develop a work plan that will address maintenance needs identified in the inspection report.
Stephen Gram moved to approve the resolution as presented. Mike Hensley seconded the motion. The motion was approved unanimously.

ANNOUNCEMENTS AND NOTICES

None.

BOARD MEMBER COMMENTS

Alan Cleaves recognized and thanked Barbara Powell for putting together the insurance analysis spreadsheet .

Mike Hensley reported that he will follow up with the street tree replacement on Stoneridge. He will also convene a meeting with Gary Smith to review the reserve study planned expenditures to better understand and anticipate the timing and cost.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 3:55pm. The next regular meeting is scheduled for Tuesday, February 4, 2020 at 3:30pm.