

Ceres Gleann HOA

Landscape Committee Minutes

Friday, August 2, 2013 in the Community Center

Approved August 19, 2013

Committee Members Present: Larry Samuelson, Fred Gelderman, Bob Comella, Jack Carlisle, Joan Chatham, Ray Olmstead, Linda Holland

Audience Members Present: Barbara Gelderman, Margie Moore, Ruth Bluhm, Jim Schmaltz, Joyce Cramer, Candi Carlisle, Gaye Stewart, Dick Winn

Unfinished Business:

Larry Samuelson presented the history of the “yard art discussion” as it appears in written documentation since the community was first developed.

Apparently, there was no mention of yard art until 4/27/2006 when an Amendment to Amended and Restated Declaration of Covenants, was developed. In this document, yard art is to be placed in the back or the side yard. (It does not mention street-side yards.)

It was next mentioned in the Second Amended and Restated Declaration of Covenants, dated 6/8/2010. In this document it states that yard art can be placed in back and/or on the side of the house. Additionally it adds, that for yard art to be placed on the street-side of the house, it must have ARC approval.

On 8/16/2011, the Landscaping Committee was given responsibility for evaluating not only yard art, but yard lighting and artificial turf and Mike Stewart, a TAC member agreed to write up some rules on yard art. Subsequently, the Landscaping Committee would use this write-up as a method for reviewing and approving yard art. Apparently, what was developed did not meet the evaluative needs of the Landscape Committee.

The information provided thus far makes it clear that it is the Landscaping Committee's responsibility to develop the guidelines and rules relative to yard art.

After a suggestion by Dick Winn to form a small committee to sort this out, a motion was made.

Motion: It was moved by Fred Gelderman that a small group composed of a few Landscape Committee members and a few interested community members meet and work to develop rules and guidelines for yard art for the larger body's consideration.

Included in the motion was the request that this small group report on their progress at the next Landscape Committee meeting on August 19, 2012. The end result would be a formally written proposal that could be presented to the Landscape Committee.

Seconded: Joan Chatham.

Vote: Motion was unanimously supported.

Discussion:

Proposals previously written by Linda Holland and Fred Gelderman were read by the Landscaping Committee members who were present.

Ray Olmstead suggested we not reinvent the wheel. He indicated there are lots of HOA's who have successfully addressed this issue. If the suggestions work for some HOA's, they would work here. He recommended that we get Mike Stewart to access CAI (Professional Organization for HOA's website) since Mike is the only resident with membership to this organization. Ray indicated they would have an abundance of information on this issue.

Gaye Stewart requested that their yard be the first to undergo any kind of "yard art evaluation". Larry Samuelson said we would once we have a tool to evaluate.

Ruth Bluhm wondered what happens when complaints need answering: do they sit until we figure out how to evaluate them? Larry, "yes"

Sue Olmstead shared that the current Landscaping Committee forms at our disposal for requesting permission to add yard art are insufficient.

Jack Carlisle liked the idea of basing our evaluation on additional web research.

Jim Schultz and Joyce Cramer said we needed to just use "common sense" in our decisions. We need to make it simple.

Dick Winn wondered how we would enforce the yard art "rules".

Gaye Stewart suggested that by choosing specific and objective descriptors in the instrument, it would eliminate the subjectiveness element to the challenge and allow for easy understanding of the rules.

Sue Olmstead asked if the yard art application and complaint would be tabled. (There is currently one complaint regarding yard art and one request to install yard art.)

Larry Samuelson, "yes"

Motion to adjourn Meeting: Fred Gelderman
Seconded: Bob Cormella