

**Ceres Gleann HOA
Landscape Committee Minutes (Approved)
Aug 19, 2013 at 3:00 in the Community Center**

Attendees: Larry Samuelson, Bob Comella, Barbara Kerr, Jack Carlisle, Joan Chatham, Fred Gelderman, and Ray Olmstead (TAC)
Absent: Bob Thornburg
Attending Homeowners: 8

1. Opened the meeting with a quorum.
2. Open session for homeowners.

Gary Smith suggested another professional pruning firm for pruning in the common areas. He said it needs a pruning now and said he would hire someone and pay himself. Gary has talked to Darrell's Nursery which has a pruning service. Gary Smith will get a bid for pocket park common area. Surveys suggested extra pruning but it would be a cost factor in the new contract. Homeowners might be interested if the extra cost were in the range of \$5.00 per month; however, if it were in the area of \$20.00 a month, they may be more reluctant to add another pruning to the annual contract. Ruth Corsi and Sue Olmstead suggested adding a third pruning to the new scope of services. Ray Olmstead said that the last contract states the common areas should be held to a higher standard. Dick Winn suggests once a month edging but others said the lawn edges get too shoddy with less than once-a-week edging.;

Approved the minutes of August 3, 2013 Meeting. **Barbara Kerr made a motion and Jack Carlisle seconded it.**

3. Unfinished Business

- a. Previous Complaints -

- Jack Carlisle has addressed the grass clipping and gouging complaint.
- Larry Samuelson has addressed the issue of bad pruning of Donna Dalton's living fence. Mark Cavender (TLC) does not have the equipment to prune large trees. Trimming tree and hedges becomes a tree service problem as the trees and hedges become bigger. **Linda Holland made a motion that we have a discussion with Mark regarding a definition of trimming and pruning of trees and hedges and Fred Gelderman seconded it.** Joan Chatham said the hedges are getting older so this means this is something to discuss in scope of services whether there should be extra trimming.
- There is a complaint about Alan Cleaves tree roots were growing under the masonry walls. Ray Olmstead mentioned that roots go as far at the canapé needs to be. Dick Winn disputes whether landscaping should handle tree matters rather settled between neighbors.
- Mike Gamble's complaint will be handled by Bob Comella.
- Larry mentioned the 3" trimming lawn change that was suggested by OSU has created complaints. Ruth Corsi suggested seed is not being cut at 3' or possibly going back to 2 ½" **Bob C. makes a motion and Larry seconded it to change it back to 2 ½ "cutting height.**

- b. Fence and Masonry cleaning

TAC has NOT approved funding due to bid to be costly and need to resubmit to TAC with new bid amounts. TAC did not approve quick disconnect bibs either but instead to suggested using neighbor's water with hoses/buckets. Ruth Corsi suggests Fowler give us the use a water truck. Jack suggests Wet and Forget spray. The landscaping committee will pursue another avenue, but we still need water. **Linda Holland made a motion to postpone the discussion and Fred Gelderman seconded it.**

- c. Bob Comella presented the Bob Thornburg letter to Don Cleaves regarding his evergreen tree. Apparently, it frustrated Don Cleaves, who, since then, has cut down his tree. This tree was crowding a Dallas street tree, which is forbidden to be cut down.
 - d. Fred presented a letter about back yard plant maintenance. (draft presented to committee members)
 - e. Linda's golf course lot sub-committee reported that they made an agreement for the rules for lots. See memo. **Barbara Kerr made a motion and Larry Samuelson seconded to adopt the proposal and forward to TAC as a resolution.** Following passage, this resolution will be communicated to the community in the Monthly Newsletter and the weekly Announcements and Reminders. Linda Holland and Larry Samuelson will work together to create a resolution format for this proposal.
 - f. Linda Holland reported on the Yard Art subcommittee. (Joan Chatham, Fred Gelderman, Ruth Bluhm, Sue Olmstead and Jim Schmaltz are members.) This subcommittee is currently researching what constitutes yard art. Prior to, or concurrent to defining yard art, is a larger question of why the landscaping committee is responsible for yard art, when the CC&Rs say that ARC is responsible. Larry Samuelson will put this question on the agenda for the next TAC meeting to render a decision or at least to process the problem. (The Yard Art sub-committee's next meeting is Sept. 9th and the last meeting is Sept. 18th.)
 - g. Sue Olmstead's Rhododendron Ave. yard art compliant should be sent by the board, TAC and LC but the procedure is questioned. According to the Consent Resolution 2011-01, it says that all CC&R violations should be brought to the attentions of the Board.
4. New Business
- a. The committee distributed and reviewed recent homeowner responses to be added/ considered to the Scope of Service for the 2014 maintenance contract. It was decided to create a subgroup to select a few acceptable maintenance vendors. Bob Comella will lead this sub group with Larry Samuelson. Two volunteers from the community are preferred to complete the subgroup composition. Sue Olmstead will put in a request for volunteers into the announcements. Ray Olmstead mentioned that Mark Cavender (TLC) needs to be notified by Nov. 15th if he does not have the maintenance contract for 2014. **Barbara Kerr made a motion and Fred Gelderman seconded it to create a maintenance contract sub group.**
 - b. Work on Landscaping contractor bid process. There will be an additional separated scope of services.
 - c. TAC's decision for the Landscape Committee to handle yard art issues. In February 2012, Mike asked the HOA attorney, Caleb Williams about the issue of changing the process of approving Yard Art from ARC to LC. Apparently, Mr. Williams stated that the CC&Rs do not prevent creating another committee and so TAC did just that. The procedure of the TAC and the Board is questioned in that no resolution or amendment was developed to formalize this decision. The Landscaping Committee believes current status of responsibility for yard art appears to be a contradiction in the CC&Rs. Larry Samuelson will submit this issue to TAC and the Board about whose duty is approving Yard Art and will suggest that the Board make an amendment to resolve this CC&R conflict.
 - d. Propose different method to reach people without E-mail
Linda Holland volunteered to visit with 11 residents who have no email capability to discover their wishes regarding TLC next day or next week activity. Residents who do not want to be notified by email every time there is a change in service or when application of chemicals will be done, will sign a letter stating they do not wish to be notified. Notifications would include such things as "poison substances will be placed on empty lots on Monday", or "TLC will not be mowing Thursday because of a Holiday but will mow Friday instead", etc. Barbara Kerr will send a list of people without email to

Linda Holland. **Larry Samuelson made the motion and Jack Carlisle seconded it to complete the visits.**

- e. Landscape Committee's "Statement of Purpose" tabled. **Fred Gelderman made the motion and Larry seconded it.**
- f. Common areas TLC to replace bad controller for pocket park.
- g. TLC to replace bad sprinkler head in front lawn at Gazebo. Bob Comella and Larry Samuelson fixed.
- h. Larry Samuelson replaced bad battery in watering module at pocket park.
- i. Bob Comella and Larry Samuelson worked on grass coverage problem at entrance on Rhododendron.

5. Motion to adjourn. **Linda Holland made the motion and Fred Gelderman seconded it.**