

Ceres Gleann HOA Landscape Committee Minutes  
Monday, July 22, 2013 3:00 in the Community Center  
Approved August 2, 2013

Committee Members Present: Larry Samuelson, Fred Gelderman, Bob Comella, Jack Carlisle, Joan Chatham, Ray Olmstead, Linda Holland. Barbara Kerr arrived toward the end of the meeting.

Absent: Bob Thornburg

Audience Members Present: 3 Diane Klipfel, Barbara Gelderman, Candi Carlisle

Comments from audience:

Barbara Gelderman suggested if anyone observes something pertaining to unsafe conditions on another person's property, including presence of bees nests, to alert the landscape committee. It may be that the homeowner of the affected home is unaware of the situation and should be notified.

Meeting Minutes of June 10, 2013 were approved.

Unfinished Business:

Larry Samuelson reviewed the estimates for cleaning the masonry and wrought iron fencing. (Estimates were from Fasco (\$1599) and Handyman Services (\$1345).) TAC has agreed to pay for the cleaning of the fencing as well as the quick disconnects. Larry S. moved that Fasco be selected as the vendor for cleaning the masonry and the wrought iron fencing in the common areas. Motion was seconded by Jack Carlisle.

Fasco was preferred because they appeared to be more professional, would clean the fencing by hand and would not use a pressure washer. It was unanimously approved to hire Fasco. Larry S. agreed to contact Fasco to begin work.

It was moved that Larry S. would obtain the quick disconnects to allow for washing of the fences. Bob Comella seconded. The price for the quick disconnects (\$750) includes product as well as installation. Larry S. will work with TLC to get them installed.

Previously, Randy Rohman had sent a letter to the Landscaping Committee regarding pruning of a tree between his and Don Cleaves' property. The situation was reviewed by Bob Thornburg, and Bob T. replied with a letter to Don and Michelle Cleaves, dated June 25, 2013 but the letter had never been delivered. It was moved and seconded that the letter was appropriate and should be delivered. Bob Comella agreed to hand-deliver the letter to Don Cleaves.

New Business:

Sue Olmstead submitted a request for permission to replace her grass. Joan Chatham moved that her application be approved. It was seconded and approved by the committee.

Sue Olmstead, in another request, indicated she wanted to add some yard art to her yard and wondered what the guidelines for yard art were so she would know what she could install. It was moved by Fred Alderman and seconded by Linda Holland to table this request until next meeting so Sue could be present to address her request. (Larry Samuelson suggested Sue use a complaint form to write her request rather than a change request form.) The motion to table this request until the next meeting was agreed by committee 5-2.

### Landscaping Concerns:

Two residents were unhappy that the lawns were being cut too high (3”).

Factors supporting current lawn height include recent fertilization and rains, water conservation and lawn burn as well as recommendations by TLC and an OSU lawn expert. Bob Comella has agreed to talk to the two residents regarding height of lawn and why it will be continued.

A resident's lawn was gouged during the lawn mowing process. Jack Carlisle was asked to investigate this issue. The same resident has a tree trimming issue. Larry Samuelson agreed to investigate this situation.

Two residents raised issues about large trees. Joan Chatham suggested the Landscaping Committee should send out a letter to All CG residents recommending each resident begin taking note of tree sizes on their property. Fred Gelderman moved that the LC provide guidance via mail and newsletter to homeowners to begin assessing their trees for size in their own yards. If they believe their trees are too large or will become too large, they should submit a change request form to the Landscaping Committee. In the meantime, Bob Comella will check with the city to find out the city's tree-cutting requirements. Bob C. seconded the motion and it was unanimously approved. Fred Gelderman agreed to write the letter.

There was another complaint that a resident did not submit a change request form to install a rather large piece of yard art in his front yard. It was also suggested that this particular piece of yard art was not appropriate for the neighborhood. Larry Samuelson would like this homeowner to submit a change request form and then Larry S. wishes to table this discussion because there are many people in Ceres Gleann who have yard art in their yards who haven't submitted change request forms. Ray Olmstead suggested we let the Board address this issue. Larry S. wishes to continue this discussion. Fred Gelderman moved that Larry S. return to Mike Stewart who made an offer on August 16, 2011 to come up with guidelines for yard art. (See TAC Meeting Minutes, dated August 16, 2011). Joan Chatham seconded and it was unanimously agreed upon.

Vegetation planted along the golf course side of Ceres Gleann was addressed. CC&R's state that vegetation should not exceed 3' so as to preserve an expansive view for all homeowners who live next to the golf course. A few homeowners have currently exceeded that limit while others are in compliance with the 3' standard. Because of the disparity of the current situation, and because there are potentially four new homeowners, Larry Samuelson suggested that all the current golf lot homeowners get together to make some agreements as to what should be the rule for properties fronting the golf course. He asked Linda Holland to organize such a meeting and to come up with some group agreements about what should be allowed and what should not be allowed. Ray Olmstead suggested that Ron Hannigan be included in the discussion since he was specific about what he wanted the golf course vegetation to look like. Linda will report gist of the discussion at the next LC meeting.

### Statement of Purpose:

Barbara Kerr suggested some ideas for the Landscaping Committee to include in

the LC Statement of Purpose such as: “The Landscaping Committee are keepers of standards for CC&R's.” Larry Samuelson added that the LC is responsible for keeping all information related to landscaping intact. Ray Olmstead suggested we include reserve plans relative to all common areas included in the Statement of Purpose.

Larry Samuelson shared that a shut-off valve had been switched off in the garden area and while turning it back on, a defective sprinkler head was noticed. Barbara Kerr moved that we pay the bill for the repairs on these items. Bob Comella seconded. It was unanimously accepted.

#### Audience Participation:

Barbara Gelderman shared some thoughts regarding yard art for Sue Olmstead since Sue was absent from the meeting.

Barbara G. also addressed the fact that this year some of her trees had not been trimmed as they had been in previous years. Larry Samuelson will talk to TLC and ask them to return to trim the tree. Bob Comella suggested that some trimming didn't take place this summer, thinking that TLC would finish it in the Fall, which is the best time to do heavy trimming of trees.

Barbara Kerr requested that replacing street trees be in the reserve study. Another concern is that we alert adjacent neighbors of Ceres Gleann to the common area wall and fence cleaning project so the neighbors will be apprised when strange people appear to initiate the cleaning. Barbara K. agreed to send a blurb to Larry Samuelson regarding adjacent neighbors and cleaning of fences. Ray Olmstead suggested Larry S. visit with Mike Gamble first because Mike G. has had some experience with this in the past.

Motion to Adjourn by Fred Gelderman Bob Comella seconded.