

# MEETING MINUTES

Ceres Gleann HOA Board of Directors

March 5, 2024

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

**Approved May 7, 2024**

## PRELIMINARY BUSINESS

The meeting was called to order at 3:30pm by Judy Gram.

Present: Those present included Mike Holland, Judy Gram, Mike Hensley, Jerry Breitbach, and Alan Cleaves (by telephone). **A quorum of the Board was present.**

Minutes: **Mike Hensley moved to approve the draft minutes of the January 2, 2024 meeting. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

## COMMITTEE REPORTS

Finance Committee: The year-end financial report will be published in the newsletter.

Architectural Review Committee: Rhonda Armes reported that the committee has processed an application and a complaint. They are close to circulating the revised ARC manual for comment.

Landscape Committee: No report.

Community Facilities Committee: Mike Hensley deferred a report to later in the agenda.

Communications Committee: No report.

Garden Committee: No report.

## ORDER OF BUSINESS

1. Judy Gram presented a resolution approving Nick Garcia and Steve Gram as members of the finance committee; designating Nick Garcia as finance committee chair; and approving Nick Garcia to join Judy Gram and David Maxwell as authorized signatories for Ceres Gleann HOA banking transactions. **Mike Holland moved to approve the resolution as presented. Mike Hensley seconded the motion. The motion was approved unanimously.**
2. Mike Hensley reported that the recently completed annual inspection identified a couple items that required immediate repair. He outlined some of the other items identified for repair. Judy Gram presented a resolution authorizing payment from the reserve fund for repairs identified in the annual inspection report. **Mike Hensley moved to approve the resolution as presented. Mike Holland seconded the motion. The motion was approved unanimously.**
3. Mike Hensley explained that the clubhouse door mechanism failed after the recent power outage. A proposal from Northside Electric will replace the existing controller, rewire the system to a new location for ease of access, install a backup battery. The existing lock pad will be replaced, enabling the programming to link to an application for monitoring service and CFC phone control. The replacement will also remedy the handicap access issues. Following discussion, **Alan Cleaves moved to approve the resolution authorizing an expenditure from the reserve fund to repair the clubhouse doors. Mike Holland seconded the motion. The motion was approved unanimously.**
4. By board consensus, Mike Holland will serve as liaison with Schwindt & Company for the Reserve Study. He will look at policy issues for discussion with the board in September.
5. Judy Gram reported that board member applications are available online and in the clubhouse; and are due Friday, April 12. Ballots will be due Friday, May 18 at the clubhouse ballot box. Election results will be announced at the annual meeting, Tuesday, May 21. Anyone wanting to help with the potluck following the annual meeting should contact Judy Gram.

6. Mike Holland, serving as Architectural Review Committee liaison, presented the board with a request for guidance from the committee regarding the specific application of paint colors. The current paint palette offers specific color choices for body, trim, and accent. A recent application has requested that a garage door be painted with an approved trim/accent color. The committee asked the board to determine if a garage door should be considered a body or accent. Following discussion, the board agreed by consensus that a garage door should be considered a body part of the house and should only be painted with approved body colors. The committee further asked the board to determine whether a homeowner may paint the body of their house with more than one approved body color. This is not addressed in the ARC manual nor the CC&Rs. Following discussion, the board agreed by consensus that a homeowner may paint the body of their house, including the garage door, with a second body color.
7. Judy Gram reported that there are committees still in need of volunteers and urged community members to consider ways in which they might be able help.

#### ANNOUNCEMENTS AND NOTICES

None.

#### ADJOURNMENT

There being no other business, Judy Gram adjourned the meeting at 4:54 pm. The next regular meeting is scheduled for Tuesday, May 7, 2024, at 3:30pm.