

## MEETING MINUTES

Ceres Gleann HOA Transitional Advisory Committee/Board of Directors

Annual Meeting

May 16, 2017

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

**Approved June 6, 2017**

The meeting was called to order at 3:30pm by Mike Holland.

TAC/Board Members Present: Those present included Mike Holland, Vicki Stephens, Randy Rohman, Joyce Cramer, and Ron Hannegan. **A quorum for both TAC and Board was present.**

Quorum: **A quorum of homeowners was present.**

Proof of Meeting Notice: Notice of the annual meeting has been made known to the community through first class mail delivery to each homeowner on April 28, 2017; additional notice was given by email and posted in community announcements.

Minutes: **Barbara Connell moved to approve the May 17, 2016 draft meeting minutes as presented. Jerry Levis seconded the motion. The motion was approved unanimously.**

Audience Comments/Questions:

A homeowner asked if the field to the north of Rhododendron would be mowed soon. Randy Rohman indicated that the field is being used for grass seed, so the expectation is that it will be mowed. It is not anticipated to be a problem.

A homeowner raised a question about the limits on operating home-based businesses. It was explained that in-home businesses are very restricted by the CC&Rs and will be monitored.

A homeowner asked how long a lot can remain vacant after it is sold. It was explained that the current rule is 2 years, but the new CC&Rs do not have an established timeframe. However, once construction begins, it must be completed promptly.

A homeowner raised concerns about non-guests parking in the clubhouse parking lot to access the golf course. Mike Holland explained that if it becomes a problem, legal remedies for enforcing civil trespass can be pursued.

A homeowner asked how many garden plots are homeowners entitled to. Bob Wilson explained that each homeowner is entitled to 2 garden plots.

Announcements from the Chair:

Mike Holland reported that the home at 2152 Rhododendron, formerly known as the Kallenbach property, was sold at auction to US Bank Trust. An assessment letter has been sent to US Bank Trust. Mike explained he is optimistic that the home will be resold and occupied.

Mike Holland thanked those who attended City Council meetings and testified against the placement of the Rickreall Creek Walking Trail adjacent to Ceres Gleann. The UGB expansion was approved without the requirement of the trail extension. Mike noted that if the Golf Course pursues annexation, the city may revisit the issue, but that is not anticipated to happen anytime soon.

Mike Holland updated the potential development of properties to the north and south of Ceres Gleann. The property to the north will likely be developed in the future as a 55+ community. If there is interest in joining the Ceres Gleann HOA, a proposal would be presented for consideration and a vote by the Ceres Gleann community. The property to the south is not likely to be developed as a 55+ community, but is anticipated to be larger, upscale homes.

Committee Reports: Reports were given by the following committees, Finance, Mike Holland on behalf of Barbara Powell; Landscape, Vicki Stephens on behalf of Ruth Bluhm; ARC, Ron Hannegan; Community Facilities, Judy Levis; and Communications, Mike Holland on behalf of Barbara Kerr. Additionally, Bob Wilson gave a report on the Community Garden. Reports updated the community on the work done over the past year.

Annual Records Status Report: Vicki Stephens reviewed the list of essential documents maintained in compliance with Ceres Gleann HOA Bylaws, circulated as a handout.

#### New Business:

1. Mike Holland reviewed the management processes for the maintenance of Ceres Gleann common property, circulated as a handout. He explained that all common property is inspected and accounted for annually in the reserve study; maintenance decisions are made by a Ceres Gleann committee. This process ensures that maintenance is kept current. Vicki Stephens reviewed the committee workplan, also circulated as a handout.
2. Mike Holland provided information on the upcoming June 6, 2017 turnover meeting, circulated as a handout. The new bylaws and CC&Rs will be effective June 6<sup>th</sup> and the meeting will be the formal transition from a declarant-controlled HOA to a homeowner-controlled HOA. It will be necessary to have 20% of the homeowners present at the meeting for a quorum. The agenda was reviewed and the election process was explained.

#### ADJOURNMENT

There being no other business, Norm Silvey moved to adjourn the meeting. Jerry Levis seconded the motion. Motion carried, the meeting adjourned at 5:05pm. The next community meeting will be the turnover meeting, scheduled for Tuesday, June 6, 2017 at 3:30pm.