

MEETING MINUTES

Ceres Gleann HOA Annual Meeting

May 21, 2019

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

Approved August 17, 2021

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

Board Members Present: Those present included Mike Holland, Mike Hensley, Stephen Gram Alan Cleaves and Joyce Cramer. **A quorum of the Board was present.**

Quorum: **A quorum of homeowners was present with 41 lots and 61 people.**

Minutes: **Joyce Cramer moved to approve the May 15, 2018 draft annual meeting minutes as presented. Linda Holland seconded the motion. The motion was approved unanimously.**

Board Election Results: Mike Holland announced the results of the board election. 76 ballots were returned. Stephen Gram and Jeanne Pettersen were elected as new board members.

Questions, Comments from Homeowners: Doug Taylor provided instructions for community members to unlock the clubhouse doors. Joyce Cramer thanked the retiring members of the Garden Wine Party committee after their 14 years of dedication and service. A new group of homeowners will reconvene the committee. Mike Holland gave an update on Eden Gleann. He explained that the new development will not be called Ceres Gleann 2. Mike Hensley reported that the first 10 houses will be built down to Stoneridge. There are 2 acres of wetlands, one has been approved by the State for development, the lower section in back must remain as wetlands. Full build-out will be 55 houses. It has been approved by the city and state as a 55+ HOA community. Jack Cramer reported on clarification from the golf course; community members must obtain personal approval and permission from the owner and manager of the golf course to be able to walk dogs on the property.

Annual Financial Report: Kathy Abernathy presented the annual financial report, circulated as a handout.

Community Discussions on Side Easements: Mike Hensley explained that there was nothing further to add beyond what has been discussed at board meetings.

Committee Reports: Reports were given by the following committees, Finance, Kathy Abernathy; Landscape, Valerie Beuck; ARC, Norm Stephens; Communications, Barbara Kerr; and Community Facilities, Mary Ann Donecker; Community Garden, Mike Holland for Bob Wilson. Reports updated the community on work done over the past year. Additionally, Mike Holland thanked all the committees for their work and contributions to the community.

Gauging Community Sentiment on Rules for Rentals in Ceres Gleann: Mike Holland explained that a home in the community is being rented, which has prompted questions about rental policies. Current CC&Rs allow for a minimum 12 month rental period. The whole house must be rented. Homeowners discussed thoughts and opinions about the current rental restrictions, and the possibility for tighter restrictions. At the conclusion of discussion, a poll of homeowners present indicated in 28 favoring more restrictive rules, 25 favoring the current status quo. The results did not indicate an overwhelming sentiment to change the rules at this time.

Presentation by Oregon Department of Justice/Consumer Fraud Division: Brooks Spangler with the Oregon Department of Justice gave an informative presentation on common phone scams that specifically target seniors and how to avoid becoming a victim.

ADJOURNMENT

There being no other business, the meeting adjourned at 4:54pm.