

MEETING MINUTES

Ceres Gleann HOA Board of Directors

November 5, 2024

3:30 PM

Ceres Gleann Clubhouse, Dallas, Oregon

Approved January 7, 2025

PRELIMINARY BUSINESS

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

Present: Those present included Judy Gram, Bruce Moyer, Jerry Breitbach, Alan Cleaves (by telephone), and Jack Carlisle. **A quorum of the Board was present.**

Minutes: **Alan Cleaves moved to approve the draft minutes of the September 3, 2024 meeting. Bruce Moyer seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: Rhonda Armes reported that the committee has been processing applications.

Communications Committee: No report.

Community Facilities Committee: Doug Taylor reported that the clubhouse will be closed during the upcoming HVAC replacement. He thanked Bruce Moyer for installing flood lights in the clubhouse parking lot. **By consensus, the Board approved Mike Hensley to serve as a committee member.**

Finance Committee: Nick Garcia reported that the committee voted to increase homeowner assessments by 10%, a necessary step to maintain the reserve fund. The committee also recommended the board make a \$30,000 reserve fund transfer.

Garden Committee: Valerie Beuck reported that the garden is all cleaned up and put away for the season. The board discussed the budget line item for the garden, but no action was taken.

Landscape Committee: New proposed signage to be used by homeowners to decline specific landscape services was presented. The cost for the new signage would be \$500. **Bruce Moyer moved to approve the budget expenditure of \$500 for the landscape services signage. Jack Carlisle seconded the motion. The motion was approved unanimously.** Following discussion about returning to the committee model versus retaining the landscape agent model, it was noted that landscape agent meetings will be more publicly noticed. **Bruce Moyer moved to approve the appointment of Steve Gram to serve as sign maker and Debbie Alsop as liaison to DeSantis. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

ORDER OF BUSINESS

1. Judy Gram presented the landscaping services contract for 2025 and a resolution to approve the contract. The contracted price, based on the consumer price index, increased 2.2%. Following discussion, **Jerry Breitbach moved to approve the resolution authorizing the contract with DeSantis Landscaping. Alan Cleaves seconded the motion. The motion was approved with Bruce Moyer voting no.**
2. Judy Gram explained that a work session was held with members of the board, finance chair and reserve study liaison. To maintain reserve study funding and the services the HOA provides, it was agreed that assessments needed to be increased. It was noted that assessments had not been increased since 2018. The board considered two options for the annual reserve fund transfer. **Bruce Moyer moved to approve the resolution authorizing a 10% assessment fee increase and a \$25,000 reserve fund**

transfer. Jack Carlisle seconded the motion. The motion was approved unanimously. Mary Ann Breitbach will send out the assessment letter to homeowners.

3. Judy Gram presented a resolution authorizing the annual inspection and backflow testing for common property. The cost will be the same as last year. **Bruce Moyer moved to approve the resolution as presented. Alan Cleaves seconded the motion. The motion was approved unanimously.**
4. Rhonda Armes presented the following question from the Architectural Review committee for guidance from the board. “Would the Board allow alternative materials, i.e. acrylic window panes (plexiglass), vinyl windows/window panes, aluminum or steel framing, aluminum panels, and/or alternative designs for a sunroom, i.e. flat roof versus the 4”:12” now required, a solarium (completely of glass) (alternative roofing from shingles roof)?” By consensus, the board voted no.
5. The board reconsidered the approved project to improve walkway access to the meditation area in the gazebo garden. **Following discussion, Jack Carlisle moved to rescind the motion approving the project at the September meeting. Jerry Breitbach seconded the motion. The motion was approved with Alan Cleaves and Bruce Moyer voting no.**

ADJOURNMENT

There being no other business, Judy Gram adjourned the meeting at 5:15 pm. The next regular meeting is scheduled for Tuesday, January 7, 2025, at 3:30pm.