

MEETING MINUTES

Ceres Gleann HOA Board of Directors
September 7, 2021
3:30 PM
Ceres Gleann Clubhouse, Dallas, Oregon

Approved November 2, 2021

PRELIMINARY BUSINESS

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

Present: Those present included Mike Holland, Mike Hensley, Jerry Breitbach, and Jeanne Pettersen. **A quorum of the Board was present.**

Minutes: **Jeanne Pettersen moved to approve the July 6, 2021 draft meeting minutes. Jerry Breitbach seconded the motion. The motion was approved unanimously.**

COMMITTEE REPORTS

Architectural Review Committee: No report.

Landscape Committee: No report.

Finance Committee: No report.

Community Facilities Committee: Doug Taylor clarified the clubhouse rental policy. If an event will be open to all Ceres Gleann residents, there is no fee to rent. If an event will not be open to all Ceres Gleann residents and includes others from outside the Ceres Gleann community, rental fees apply. Scheduling is done through David Price.

Communications Committee: No report.

Garden Committee: No report.

OLD BUSINESS

1. Cherie Haynes presented the 2022 draft budget proposal, circulated as a handout. There had been no substantial changes to the budget and it is expected that homeowner assessments will remain unchanged. A more detailed, finalized version will be presented at the November meeting for board approval.
2. Mike Holland reminded board members of the upcoming review of the landscape committee organization scheduled for the November board meeting. Following discussion regarding preparation for the review, it was agreed to schedule an in-person meeting with the landscape contractor prior to the November meeting.

NEW BUSINESS

1. Mike Holland acknowledged the work of Candi Carlisle in completing the age verification survey, which is required to be done every two years. The age survey results, circulated as a handout, were reviewed. The study results confirmed that Ceres Gleann HOA is in compliance with federal law. Moving forward, the process will be simplified as future age verification studies will utilize the 2021 survey data and incorporate subsequent move in/out data. **Mike Hensley moved to approve the 2021 Age Verification Survey Results as presented. Jerry Breitbach seconded the motion. The motion was approved unanimously.**
2. Steve Gram presented a written statement regarding the problem of second-hand smoke in the Ceres Gleann community. The board discussed several possible courses of action. It was agreed that Mike Holland will seek resolution with the homeowners identified as causing the problem. Additionally, he will talk with the HOA lawyer to discuss options to address the issue community-wide. The board will revisit the issue at the November meeting.
3. Mike Holland gave an update on the development of a proposed CC&R amendment to restrict rentals in the Ceres Gleann community. Jeanne Pettersen, Pete Reed, Lynn Powell, and Steve Gram have agreed to serve

on a committee to draft specific policy language. He expects to have a progress report for the November meeting, and a draft by early spring.

4. Mike Holland announced that he and Leann Long will jointly oversee the reserve study for next year. Through the process, they will identify resources, track expenditures and determine the target reserve fund.
5. The board considered an appointment of Shirley Hixson to the Welcome Committee. **Jeanne Pettersen moved to appoint Shirley Hixson to the Welcome Committee. Mike Hensley seconded the motion. The motion was approved unanimously.**

ANNOUNCEMENTS AND NOTICES

None.

BOARD MEMBER COMMENTS

None.

ADJOURNMENT

There being no other business, Mike Holland adjourned the meeting at 4:37 pm. The next regular meeting is scheduled for Tuesday, November 2, 2021 at 3:30pm.