

CONSENT RESOLUTION 2007-01

WHEREAS, the Board of Directors of the Ceres Gleann Homeowners' Association wish to take the action as hereinafter set forth pursuant Oregon law; and

WHEREAS, Section 7.n of a prior version of Declaration of Covenants, Conditions and Restrictions of Ceres Gleann, provided in pertinent part:

"Unless otherwise approved by the Board, fences shall not extend forward of the front of a living unit, or on corner lots, shall not extend beyond the front or side of the living unit on the side streets."

WHEREAS, Section 7.n of the current Declaration of Covenants, Conditions and Restrictions of Ceres Gleann, as amended, provides in pertinent part:

"Unless otherwise approved by the Architectural Control Committee, fences shall not extend forward of the front of a living unit, or on corner lots, shall not extend beyond the front or side of the living unit on the side streets."

WHEREAS, The Board of Directors desires to ratify the prior undocumented approval by the Board of Directors and/or the Architectural Control Committee of fences that extend beyond the side of the living unit, constructed on certain lots in the Ceres Gleann PUD.

NOW, THEREFORE, the following resolutions are unanimously adopted:

BE IT RESOLVED, that the Board of Directors hereby ratifies the prior undocumented approval by the Board of Directors and/or the Architectural Control Committee of the fences that extend beyond the side of the living unit, constructed on the following lots contained in the Ceres Gleann PUD:

**Lot 13, Lot 14, Lot 37, Lot 38, Lot 39 and Lot 50.**

BE IT FURTHER RESOLVED, that the Officers, agents and Directors of said homeowners' association are authorized to execute any and all documents which they may determine to be reasonably necessary to effectuate such resolution.

BE IT FURTHER RESOLVED, this resolution shall serve as documentation of the approval of the Board of Directors and/or the Architectural Control Committee of the fences constructed on the above mentioned lots in Ceres Gleann PUD, and shall be distributed to the owners of the lots reference herein.

The Board of Directors hereby adopts the above resolution on this 6<sup>th</sup> day of February, 2007.

Ceres Gleann Homeowners' Association  
Board of Directors

By:   
Paul K. Trahan, President

**CERES GLEANN INTERIM BOARD MEETING**  
**February 6, 2007**  
**MINUTES**

Members present: Paul Trahan, Chair, LaVonne Wilson, Secretary, and Brian Lewis.

Transitional Members: Mark Stein - Jerry Mosier and Norm Silvey  
Ceres Gleann, LLC: Ron Hannegan – Eric Jamieson

Paul welcomed all that were in attendance

- 1) On motion by Brian Lewis and a second by LaVonne Wilson; the minutes of the January 2, 2007 meeting were approved as written.

**OLD BUSINESS:**

**1) Status of the Street Trees**

- a) Paul advised the board that he had received an email from Corey which was forwarded on from Gaye Stewart. "The cost for installing street trees (either the Bowhall Maple or the Paperbark Maple) would be \$380 per tree which includes the removal of old trees..."
- b) This item will be placed on the agenda for the annual meeting, if the Landscaping committee provides the board with the necessary information in the form of a recommendation; in time to distribute to the association membership.

**2) Status of resolution of prior CC&R issues**

- a) Eric advised the board that the Declarant has been working with the attorney representing the particular homeowner and that through their attorney have requested a variance. A copy of the request was given to the board wherein they instructed the Secretary to forward the request on to the Architectural Review Committee for a recommendation.

**3) Review requests for CC&R amendments**

- a) Eric explained that there are three requests presently being considered for a CC&R revision they are:
  - i) **Ornamental Flags** – The board has received a letter suggesting a revision to the CC&R's pertaining to section (1) (1.1.7k). The board instructed the Secretary to forward this request on to the ARC for review and recommendation.
  - ii) **Corner lot Fences** – Eric explained to the board the importance of documenting the decisions regarding the fences on corner lots made by the Declarant. Although there is not a violation of the CC&R's, there is a lack of documentation approving the existing homes and fences. With that Eric presented Consent Resolution 2007-01 for Board approval documenting the approval of lots 13, 14, 37, 38, 39 and 50. Brian moved to approve Consent Resolution number 2007-01, Paul seconded the motion. Consent Resolution number 2007-01 passed unanimously.
  - iii) **Satellite Dishes** – Eric advised the board that our CC&R's may conflict with the FCC regulations and that may need to amend our Declaration. Eric will be discussing this issue with the ARC and recommendations will be forthcoming to the board.

## **NEW BUSINESS:**

### **1) Financials**

- a) Paul announced that monthly financials will now be a part of the monthly meetings. Financials will include:
  - i) Balance Sheet
  - ii) Income Statement
  - iii) Cash Flow

### **2) Landscaping lights**

- a) LaVonne advised the board that some of the lights are out at the entrances to the project. The board asked John Griffin to check the lights since he is on the landscape committee.

### **3) Garage Sale**

- a) LaVonne advised the board that she has been contacted by a resident of Ceres Gleann regarding a garage sale. LaVonne stated that the City permits a garage sale but only one per year per household. Discussion was held regarding the fundraising committee and perhaps an annual association sale could be a fund raiser. No action was necessary by the board.

### **4) Annual HOA meeting**

- a) The board set the time and date of the annual meeting which is April 26<sup>th</sup> at 4:00 pm.

### **5) Community Center Checking Account**

- a) Eric presented Consent Resolution number 2007-02 to the board for review. Eric explained that it was necessary to change the address and update the signature card until the finance committee was up and running. Upon motion from Brian and a second by LaVonne, Consent Resolution number 2007-02 passed unanimously. ?

## **OTHER:**

### **1) HOA Committee Reorganization Meeting**

- a) Paul announced that immediately following the board meeting Eric will be explaining the reorganization of the committees and be available to answer questions for interested members.

### **2) Transitional Advisory Committee**

- a) Paul announced that Norm Silvey has been selected by the Declarant to fill the current vacancy on the committee.

### **3) Pot Luck**

- 4) The board approved a request to have a community pot luck on February 15, 2007. An announcement will be forthcoming.

**The next board meeting – March 6, 2007 at 7:00pm**

**There being no further business before the Board, they adjourned at 5:30 PM**