

Ceres Gleann ARC Meeting Minutes

Ceres Gleann Clubhouse

February 21, 2024

3:00 pm

Members Present: Rhonda Armes, Stephen Gram, Helen McCleery, Mary Ann Breitbach, Norm Stephens; Deb Moyer (by phone)

Members Absent: Dick Burnett

Board Liaison: Mike Holland

A quorum of the committee was present.

Homeowners Present: 8

The meeting was called to order at 3:00 pm by Chair Rhonda Armes.

Minutes:

Helen McCleery moved approval of the minutes of the January 31st ARC meeting. The motion was seconded by Deb Moyer. The motion was approved unanimously. Helen McCleery moved approval of the February 7th work meeting. The motion was seconded by Mary Ann Breitbach. The motion was approved unanimously.

Application approved at the meeting:

Johnson, 2136 SE Rhododendron Avenue, driveway replacement

Review of Manual:

Chair Rhonda Armes presented the first two pages of the proposed manual revision, "Ceres Gleann Rules and Regulations" and "Definitions". There were no comments.

Rhonda then asked for comments on the "Introduction" section of the manual, leading with her suggestion to add 5.4 to the ARC Disclaimer "Ceres Gleann HOA accepts no responsibility for the workmanship or quality of contractors hired by the Homeowner and their representatives."

Mary Ann Breitbach questioned whether setting a time frame for ARC membership and defining ARC member expectations was a good idea, since volunteers are often scarce. It was decided to add the word “collectively” to member responsibilities to make the task of individual members less daunting.

Norm Stephens questioned the necessity of multiple disclaimers. Board liaison Mike Holland offered the opinion that disclaimers were a good idea and repetitiveness was not a bad quality.

There were no comments regarding “Variance of ARC Manual”, “Grandfather Clause”, and “ARC Manual Conflict with CC&Rs” other than to correct one typo.

“ARC Applications” was the next topic addressed. Rhonda requested adding 9.8 “Homeowners may request an extension of an Application for an additional three months by resubmitting their copy of the original Application and signing the Extension Request at the bottom of page 2 of the Application.” There was discussion about the length of an extension and whether ARC should exercise control by limiting the time frame. Consensus of opinion was that three months is reasonable.

The balance of the “Application Procedures” received no comments.

Discussion continued regarding ‘General Application Exhibit A’ centering around the format of the application. It was decided to include the disclaimer in small font as well as owner’s signature and ARC member approval all on page 1. The second page will contain the application list as well as the extension request.

Recommended changes to the Paint Application Exhibit B are minor. A disclaimer will be added and a line for “reason not approved” will also be added.

Exhibit C, Street Side Yard Art/Trellis/Bird Feeders and Decorative Attachments to Fences, Permanent Trellis Between Homes was added. There was some discussion regarding adding a disclaimer, however since none of the items included are structural, no disclaimer is necessary.

Construction Applications, Exhibits D, E, and F remain unchanged except addition of a disclaimer.

There was lengthy discussion about the complaint process. Some members consider a complaint driven system to be causing neighbors to be pitted against neighbors causing division and strife. Other members believe that it is necessary to have homeowners own a complaint in order to ensure that the complaint is valid and having an orderly process where complaints are addressed and records are kept is necessary in the event that a complaint is appealed to the Board or becomes involved in litigation.

There was discussion about the process going for the revised manual adoption going forward and concern about a method whereby homeowners could compare the current manual and the changes suggested in the manual revision. Since the format between the manuals is so different, Rhonda will prepare a highlighting differences.

There was discussion about the definition of neutral colors as related to window coverings. Neutral colors are defined as black, white, gray, and beige.

Mike Holland stated that it is important that the full ARC committee approve the draft before circulating to homeowners.

Chair Rhonda Armes adjourned the meeting at 4:00 pm.

Respectfully submitted,

Stephen Gram
Secretary