

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
August 21, 2018**

Minutes

The board met for an ACC appeal hearing – Lot 139 Block 1 (Unapproved paint color) beginning at 6 pm. The Board entered into executive session from 6:24 pm to 6:30 pm.

The official meeting of the board was called to order at 6:32 pm.

Attendees: Directors present: Weston Arnell, John Dilibert, Trevor Burdge, Cindy Walsh, Andrea Zambukos
Directors absent: none
Guests present: Hal Nickle; Ponds and Waterways Chairperson
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum –

- Owner Malan presented an ACC application for the installation of a water fall on Pond 4.
- Owners expressed concern regarding the ACC approval process and the installation of sheds in the subdivision.
- Owners expressed concern regarding cattails in ponds and asked when the nature park fountain would be replaced.
- Owners expressed concerns regarding the condition of the turf in the area between creek and homes along Back Forty.
- Owner Ivey requested permission to allow the Eagle DAR to distribute wild flower seeds in the nature preserve.

Approval of Meeting Minutes:

Motion to waive the reading of the July 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Zambukos/Burdge)

Financials:

Parrott presented financials for the month of July 2018. Members reviewed accounts receivable report. Motion to approve the financials as presented. M/S/Passed (Walsh/Arnell)

- Parrott was asked to research payments to EcoLake to determine the reason for budget overage.

Management Report:

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. Violations this period were reviewed.
- Various Gate Fixes – Parrott provided an update on progress in gate repairs for pool gate, key pad to mailbox kiosk in Ph 4 and gate on path to green belt in Ph. 4.
- Pre-Budget Meeting Planned – Parrott informed the board of the meeting with Landscape Committee Chairperson to prepare for 2019 budgeting.

Committee Reports;

- Landscape Committee – Members reviewed recommendations from the landscape committee.
 - Motion to authorize the landscape committee and/or management company to engage Idaho Tree Preservation for a service bid for the 2019 year.
M/S/Passed (Dilibert/Zambukos)

- ACC Committee – No report this period.
- Ponds and Waterways Committee – Nickle shared committee recommendation for aeration in pond 8 and the reasons. Motion to accept EcoLake bid in the amount of \$2548.26 to install aerator in pond 8. Ponds and Waterways Committee will be tasked with determining what is needed with regard to power. Board must authorize quotes for costs relating to that. M/S/Passed (Burdge/Zambukos)
 - Parrott was asked to send email blast reminding owners that fertilizer added to their own yards impact the ponds. Parrott will get language from ponds committee.

Old Business:

- Members ratified the following votes taken outside a meeting.
 - 8/2/18 Vote to approve Syringa bid – Weed trimming 18” wide in phase 1 and 2 Nature Park.
 - 8/13/18 Vote to approve Ecolake bid to test pond 6 for ecoli.
- Clubhouse/Pool
 - Wood Trim Stain Bids - Members met with Jim Coulter regarding paint proposal. Motion to accept the bid from Jim the Painter in the amount of \$4430 to stain all exterior wood on clubhouse, mail stations, and entries. M/S/Passed (Dilibert/Walsh)
 - Umbrella Replacement – Zambukos was given an allowance not to exceed \$3k when researching umbrella replacement. Zambukos will distribute options via email for a vote.
- Governance –
 - Consideration of resolutions tabled until next meeting.

New Business:

- Ponds –
 - Pond 8 aeration – See committee report above.
- Common areas –
 - Use of compound bow in common area. Parrott was asked to draft resolution disallowing use of bow in common areas for adoption at next meeting.
 - Irrigation diversion from creek to Pond 4. Arnell shared benefits of the diversion installed. There are amendments necessary to insure it continues to work properly. Arnell will communicate with Knickrehm. Motion to allow the diversion to remain. M/S/Passed (Arnell/Zambukos)
 - Eagle DAR chapter community service – Motion to allow Ivey and the group to distribute wildflower seed in the nature area. M/S/Passed (Arnell/Walsh)
- Owner-Specific Issues –
 - Unapproved water feature at 769 S. Ranch House Wy – Board will evaluate application and will decide electronically.
 - Appeal Hearing Decision. Unapproved paint color - Motion to allow the existing paint color on the home at L139 B1, but to maintain the \$3k construction deposit, as the mistake was made by builder. \$3k will be transferred from Escrow to general reserve fund. M/S/Passed (Zambukos/Burdge; Walsh dissent, Arnell recusal, Dilibert abstention)
- Clubhouse
 - Use of clubhouse during night hours allowed? – Members expressed concern for disturbance of surrounding neighbors. Owners will be required to obtain awareness signatures from all owners living around the pond, and must submit signatures with use-deposit and use-agreement at time of reservation.

Executive Session: No executive session necessary this period.

Next Meeting Date: September 25, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 8:39 p.m.

These minutes were prepared by Tisha Parrott of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Mace River Ranch Homeowners Association on _____, 2018.

Weston Arnell
Weston Arnell, President
Mace River Ranch Homeowners Association

9/27/18
Date