

**Mace River Ranch Homeowners Association  
Board of Directors Business Meeting  
July 18, 2018**

Minutes

The meeting was called to order at 6:04 pm.

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

**Homeowner Forum –**  
No owners in attendance.

**Approval of Meeting Minutes:**  
Motion to waive the reading of the June 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Burdge/Walsh)

**Financials:**  
Parrott presented financials for the month of June 2018. Members reviewed accounts receivable report. Motion to approve the financials as presented. M/S/Passed (Dilibert/Burdge)

**Management Report:**

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. There were no violations this period.

**Committee Reports;**

- Landscape Committee – Members reviewed recommendations from the landscape committee.
  - Motion to authorize Syringa Landscape to provide a proposal to weekly trim along fence line along the full length of the nature park for the remainder of the landscape season. M/S/Passed (Arnell/Zambukos)
  - Motion to deny owner request for the installation of additional landscaping behind lot 53. M/S/Passed (Arnell/Zambukos)
- ACC Committee – No report this period.
- Ponds and Waterways Committee – McMullen provided recommendations from the Ponds and Waterways committee with regard to the aeration of pond 8 and the need for vegetation in that area.

**Old Business:**

- Members acknowledged the following votes taken outside the regular meeting:
  - None this period.
- Replacement of trees removed – Motion to accept Arnell's list of recommendations for the replacement of trees that have been removed. Cedar trees should no longer be installed. M/S/Passed (Arnell/Walsh)
- Dead trees in common areas – Motion to remove and replace the dead trees reported by Syringa. M/S/Passed (Arnell/Dilibert)
- Wood trim stain bids – Members reviewed the bid presented by ColorCraft. Parrott was asked to invite Jim the Painter to the next board meeting to discuss his bid, which was considerably less than the other two.

- Sprinklers on Pond 1 – No action needed.

**New Business:**


- ACC –
  - ACC Process; Owner concerns – Members discussed the recent complaints regarding a shed that was approved. Parrott will draft a resolution that clarifies acceptable dimensions, etc. for sheds and outbuildings. Parrott was also asked to prepare a resolution that establishes process for appointing ACC members. The established process is as follows: Owners are invited to apply to serve as a member of the ACC in conjunction with the HOA annual meeting. The Board of Directors will evaluate and appoint members of the ACC during the board meeting directly following the annual meeting. There are no limits to the number of terms an owner may serve.
  - Spa/Hot tub resolution – Parrott will draft for next meeting.
- 79/1 request to add trees in common area Along Mace Road – Motion to deny owner request to add trees in the common area behind lot 79/1 based on planning for future growth of trees. It was determined the existing trees are sufficient for screening and will continue to grow. Adding additional trees may cause the existing trees to suffer from being too crowded. M/S/Passed (Amell/Walsh)
- Ponds –
  - Testing of ponds – Motion to authorize Sentry to have all ponds in subdivision tested for E.coli on an annual basis. M/S/Passed (Zambukos/Dilibert)
  - Fishing on Ponds – Parrott will draft a resolution that requires that owners accompany guests who fish in ponds.
  - Pond 8 aerator – No action taken. Parrott was advised to encourage the landscape committee to budget to add cattail seeding in the area.
- Pool -
  - Mesh netting to prevent ducks from entering pool – No action taken.
  - Life preserver at pool – Motion to approve the bid to install a hook and preserver at a cost of \$275. M/S/Passed (Dilibert/Arnell)
  - Umbrellas – Parrott reported there are 4 broken umbrellas in storage. Zambukos will research options for replacement.
- Clubhouse –
  - Goose Poop on Sidewalks – Parrott was authorized to amend MaCleaning contract to include sweeping sidewalks in front and leading to pool, removing goose droppings.

**Executive Session:** No executive session necessary this period.

**Next Meeting Date:** August 21, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 7:39 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.

  
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Weston Amell, President  
Mace River Ranch Homeowners Association

7/30/18  
\_\_\_\_\_  
Date