

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
June 19, 2018**

Minutes

The meeting was called to order at 6:03 pm.

Attendees: Directors present: Weston Arnell, John Dilibert, Trevor Burdge, Andrea Zambukos
Directors absent: Cindy Walsh
Guests present: Owner Steve Olson, Jud Masters from Roe Painting
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum –

Owner Olson discussed concerns regarding increased parking along Back Forty Ct. cul-de-sac. Arnell reminded group that the street is a right of way for access to river, river rescue, maintenance, and access to pump station on pond. There may be a possibility of installing no parking signage. Arnell will consult with the city. (Post Meeting result: ACHD would require signage at other locations within the subdivision and access points. Current parking and traffic issues do not warrant a traffic study and mitigation at this time.)

Roe Paint – Bid to stain wood beams on exterior clubhouse and at entries

Jud Masters with Roe Paint provided details on the proposed product and the reasons for the bid amount. Members asked relevant questions. Arnell will consult with the company that stained the beams originally to obtain a third bid.

Approval of Meeting Minutes:

Motion to waive the reading of the May 15, 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Zambukos/Arnell)

Financials:

Parrott presented financials for the month of May 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. Parrott detailed the violations this period.
- Parrott provided an update on Global surveillance installation of key fob access. There has been a delay in receiving the appropriate parts for the job. It's expected the work will be done before July 1.
- Pool Issues – Members discussed the need to post a “no climbing on roof” sign on the patio. Parrott was asked to obtain a bid. Members noted that continued reminders to fold down umbrellas may be necessary.

Committee Reports;

- Landscape Committee – Members reviewed report from Karen Smith.
 - Parrott was asked to send the electronic detail regarding dead tree replacement to board.
 - Members agreed that it is not necessary at this time to add additional landscaping around Pond 5 as requested by owner.
 - Parrott was asked to inform Aquatechnex that the second fountain in pond 6 is not functioning.

- Members did not take action on a suggestion to install a plaque in honor of Maxine Mace.
- ACC Committee – Members reviewed ACC comments.
- Ponds and Waterways Committee – No report this period.

Old Business:

- Members acknowledged the following votes taken outside the regular meeting:
 - None this period.
- Walk through Date – Assess assets – This issue was tabled until fall.

New Business:

- Evaluate revised reserve study – Members agreed that the revised study represents a final version.
- Phase 4 Pedestrian Gate Lockset – Members review the bid supplied by Anvil Fence with options for replacing the lockset. Arnell will consult with Anvil regarding an apparent discrepancy in who installed the original lockset. Vote to approve or deny bid is tabled.
- Wood trim bids – Arnell will consult with company who stained original beams to obtain bid. Vote to approve or deny bids tabled.
- Spa and trampoline – Parrott was asked to draft a resolution that establishes guidelines for the installation and screening of spa/hot tub in lawns that can be seen from neighboring homes.

Executive Session: No executive session necessary this period.

Next Meeting Date: July 17, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 7:30 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 July 17, 2018.

Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

7/17/18

Date