

UNOFFICIAL MEETING MINUTES

**MINUTES ARE NOT OFFICIAL UNTIL APPROVED
AT THE 2018 HOA ANNUAL MEETING**

**MACE RIVER RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Eagle Senior Center**

March 06, 2018

MINUTES

Attendance:

Developer: Weston Arnell, Gardner Company

Management: Tisha Parrott, Sentry Management

Board of Directors: Trevor Burdge, John Dilibert, Cindy Walsh

Forty-three (43) properties were represented – 35 present and 8 by proxy

The meeting was called to order at 6:05 p.m.

Establish Quorum:

This subdivision is developer controlled. A quorum of the membership was present.

Board introduction:

Current members of the board of directors introduced themselves and provided a recap of year.

Minutes:

Members reviewed the minutes of the March 23, 2017 annual meeting. No amendments were recommended. Motion to waive the reading of the meeting minutes and to accept the meeting minutes as presented. M/S/Passed (Dilibert/Walsh)

Financials: Parrott presented the 2017 Year End Financials. Parrott also presented the 2018 budget.

Community:

Landscape Committee Report:

- Arnell reviewed the report of the landscape committee.
- Owner Ivey presented information regarding the use of goats for landscape maintenance in nature park area.

Architectural Control Committee:

- Arnell review the report of the Architectural Control Committee.

Construction Update: Arnell provided updates on the following topics:

- Trash will be removed from common areas, particularly pond areas on a regular basis while construction continues at the developer's expense.

- Gardner Company continues to monitor non-compliant parking on streets by builders and sub-contractors.
- Gardner Company currently retains ownership of six lots in the developed portion of the subdivision, three in phase 4, three in phase 5. An additional 11 lots remaining as part of the Mace life estate. Gardner will relinquish control of the subdivision when all lots are sold, including the lots in the undeveloped Mace life Estate.
- Arnell described plans to install an additional two pumps, at developer expense, that will allow for enhanced water pressure at high-use times.

Water Committee Chairperson Needed:

- Arnell encouraged owners to volunteer to serve on Ponds and Waterways Committee. Members with specific knowledge of water rights, irrigation maintenance, and pond dynamics is preferred.

Board of Directors – Election of Members:

Master Association Board

- Incumbent members introduced themselves and shared reasons for serving.
- Motion to open the floor for nominations. M/S/Passed (Dilibert/Rector)
- Motion to nominate Hal Nickle as a candidate for the master association Board of Directors. M/S/Passed (Wilding/Romeo)
- Motion to nominate Trevor Burdge as a candidate for the master association Board of Directors. M/S/Passed (Johnson/Anderson)
- Motion to close nominations from the floor. M/S/Passed (Sharp/Jones)

Members submitted ballots. Elected members for 2018 are: Trevor Burdge, John Dilibert, Cindy Walsh and Andrea Zambukos.

Phase 4 sub association

- Incumbent members introduced themselves and shared reasons for serving.
- Motion to open the floor for nominations. M/S/Passed (Romeo/Johnson) There were no nominations from the floor.
- Motion to close nominations from the floor. M/S/Passed (Dilibert/Johnson)

Members submitted ballots. Elected members for 2018 are: Trevor Burdge and John Dilibert

Weston Arnell will continue to serve as President of both boards, as Gardner Company retains control of the subdivision at this time.

Homeowners Forum:

- Owners expressed concern regarding dogs off leash on trails in the subdivision. Arnell encouraged members to submit recommendations for enforcing the guidelines.
- Owners requested a picnic table be added near the playground area.
- Owners expressed concern regarding the use of remote control boats on ponds with the intent to frighten away geese.
- Owners asked if clubhouse restrooms can be accessed in winter months when pool is closed.

- Owner requested that the construction sign in early phases of the subdivision be removed.
- Owner expressed concern regarding the installation of ADA compliant equipment in common areas.
- Owner expressed concern regarding various challenges related to construction in subdivision.
- Owners expressed concern regarding young people climbing on roof of clubhouse. It was suggested that the association issue a reminder to all owners that children should be discouraged from such things.
- Owner asked if trees in Phase 4 could have twine removed to insure continued health of the trees.
- Owner asked if pool can be opened earlier in the year if weather permits.
- Dilibert reminded owners that parking along the street at entry in early phases to wait for school bus can negatively impact traffic in the area.

The meeting was adjourned at 8:04 pm.

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

Weston Arnell
Developer Representative/President
Mace River Ranch Homeowners Association