

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
September 25, 2018**

Minutes

The meeting of the board was called to order at 6:06 pm.

Attendees: Directors present: Weston Arnell, John Dilibert, Trevor Burdge, Andrea Zambukos
Directors absent: Cindy Walsh
Guests present: Karen Smith, Landscape Chairperson; Gay Ivey, Owner
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum –

- Owner Ivey requested permission to arrange for a return of the goats in a 1 ½ acre section of the nature area where wildflower seeding is proposed. The base rate is \$750...these funds have been raised through the solicitation of MRR owners. Ivey noted that she will work with Parrott to distribute information regarding the project. Walking path at east of subdivision off of Back Forty Dr. will need to be briefly blocked, preventing pedestrian use while goats are in area.

Approval of Meeting Minutes:

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

Financials:

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

Management Report:

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. Violations this period were reviewed.
- Draft Budgets Prepared – Parrott distributed a draft budget. Members will schedule a budget meeting the same week as the regularly scheduled board meeting. If it appears a regular board meeting is not necessary, that meeting will be cancelled. A budget should be adopted in October.
- Parrott was asked to check the lock panel on the gate near the Ph 4 mailboxes. It appears it can be opened easily without entering the code.

Committee Reports;

- Landscape Committee – Smith presented details regarding proposed arborist contract. Committee is currently compiling landscape details for Idaho Tree Preservation. Smith reviewed proposed expenses. The group discussed the committee's proposed cattail management policy. Members will discuss the proposed policy at the next meeting.
 - Parrott was asked to plan a meeting prior to Oct. 5 to review proposed landscape budget for 2019 with Syringa and Arnell.
- ACC Committee – No report this period.
- Ponds and Waterways Committee – No report this period.

- Social Committee – Shevlin shared that she will be stepping down as community social committee chairperson due to time constraints. The group discussed possible options for soliciting volunteers for various phases in the subdivision. Shevlin noted that she believed it unnecessary to budget funds for 2019 year.

Old Business:

Members ratified the following votes taken outside a meeting.

- 9/13/18 – Vote to approve quotation from Alloway Electric in the amount of \$786 associated with Pond 8 aeration.

Clubhouse/Pool

- Wood Trim Stain – Parrott noted that the Jim the Painter will begin staining wood beams on clubhouse on Oct. 5.
- Umbrella Replacement – Zambukos shared costs for possible umbrella replacement. The issue is tabled until needed. The line item will be added to reserve forecast.

Governance:

- Resolution 2017 – 1b Recreation on Ponds – Motion to adopt the proposed resolution as presented. M/S/Passed (Arnell/Dilibert)
- Resolution 2018 – 1 ACC Appointment Process – Motion to adopt the proposed resolution with suggested amendments. M/S/Passed (Dilibert/Burdge)
- Resolution 2018 – 2 Detached Structures – Motion to adopt the proposed resolution with suggested amendments. M/S/Passed (Arnell/Burdge)
- Resolution 2018 – 3 Use of compound Bows – Motion to adopt the proposed resolution as proposed. M/S/Passed (Burdge/Zambukos)
- Interpretation of “Temporary” parking as stated in CCRs – Motion to define “temporary” parking as stated in governing documents to mean no longer than 72 consecutive hours. This definition is intended to aid in enforcement of temporary-parking rule outlined in governing documents. (Arnell/Burdge)

Common Areas:

- Eagle DAR chapter Community Service – Request for goat return - Motion to authorize Ivey, in conjunction with Landscape committee, to arrange for a return of the goats to aid in the wildflower seeding (already approved) at no cost to the association. M/S/Passed (Dilibert/Zambukos)
- Scheduled walk through to review assets – Members will walk through on Oct. 9 at 5 pm.

New Business:

Common Areas:

- Two Rivers Security – Request to Team up – Parrott requested cost detail from Two Rivers representative. Did not receive response. There is nothing in the budget this year for this type of activity. Dilibert will follow up.
- Proposed Cattail Policy – This will be discussed next meeting. Arnell will obtain quote to spray cattails and vote electronically.
- Waterfalls/Features in ponds – Parrott was asked to draft a resolution that details the following:
 - An ACC application must be submitted detailing specifics concerning feature and installation.
 - Any water features/falls added to community ponds must be run off of owner power.
 - Owner must sign a license agreement with the association.
 - Owner must obtain signatures from all owners with property along pond where water feature will be installed.

Governance:

- Discussion of Roberts Rules – Dilibert noted that it is necessary to utilize RR of Order in administering meetings.
- Appointment of Waterways Committee Members – Tabled until further notice.
- Malan Fountain ACC Request – Motion to approve of the Malan request for water feature/fall in the common area pond with the following conditions:
 - Any water features/falls added to community ponds must be run off of owner power.
 - Owner must sign a license agreement with the association.
 - Owner must obtain signatures from all owners with property along pond where water feature will be installed.

M/S/Passed (Burdge/Zambukos)

Executive Session: No executive session necessary this period.

Next Meeting Date: October 16, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 8:44 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

10/29/18
Date