

**UNOFFICIAL MEETING MINUTES**

**MINUTES ARE NOT OFFICIAL UNTIL APPROVED  
AT THE 2020 HOA ANNUAL MEETING**

**MACE RIVER RANCH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
Foothills Christian Church**

**March 18, 2019**

**MINUTES**

**Attendance:**

Developer: Weston Arnell, Gardner Company

Management: Tisha Parrott, Sentry Management

Board of Directors present: Weston Arnell, John Dilibert, Cindy Walsh

Thirty-five (35) properties were represented – 27 present and 8 by proxy

The meeting was called to order at 6:03 p.m.

**Establish Quorum:**

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

Developer turnover official April 1, 2019.

Rex Barrie, water master spoke regarding water rights and water usage.

**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 06, 2018 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 (Smith/Hedberg; passed)

**Financials:** Parrott presented the 2018 Year End Financials. Parrott also presented the 2019 budget.

**Community:**

Transition from developer control:

- The community will be fully turned over to community on April 1, 2019. There remain a few lots on which homes are not yet built.

Construction Update:

- Arnell provided a status of homes not yet completed. Phase 4 remains to be built and will be completed in spring/summer 2019. Owners thanked Arnell for his dedication and work in the subdivision.

#### Landscape Committee Report:

- There was no report presented.

#### Architectural Control Committee:

- There was no report presented. Previous ACC members terms are expired. Owner Doran will remain on the committee as Chairperson for one more year. Owner Leslie Anderson was recently appointed to serve on the committee. The board is seeking one more applicant.

#### Ponds and Waterways Committee:

- Nickle gave a recap of 2018 activities. He reminded owners to make the HOA aware immediately if aerators or other equipment are not working. Also explained that grasses near ponds will be kept a bit longer to prevent phosphates from lawn treatments from entering ponds and causing algae growth. Aeration was added in pond 8.

#### Social Committee:

- A chairperson is needed.

#### Board of Directors – Election of Members:

- Incumbent or prospective members introduced themselves and shared reasons for serving.
- Motion to open the floor for nominations. M/S/Passed (Smith/Rich)
- There were no nominations from the floor.
- Motion to close nominations from the floor. M/S/Passed (Hedberg/Walsh)

Members submitted ballots. Elected members for 2019 are: John Dilibert, Karen Mahoney, and Hal Nickle.

Gardner Company relinquishes control of the subdivision on April 1, 2019.

#### **Homeowners Forum:**

- Owners near clubhouse expressed concern regarding noise and increased activity at pool and clubhouse. Owners requested the HOA add plantings in the area to block view and noise.
- Owners expressed concern regarding invasive grasses along Back Forty. Remediation will occur.
- Goats are returning in May and August to eliminate Mace creek overgrowth.
- Transition maintenance check - Items installed meet all relevant codes. The association recently conducted a reserve study, which details funding needs for continued maintenance and replacement of current assets.
- Owners asked about mosquito abatement.
- Owners expressed concern regarding the maintenance of trees along the greenbelt. Trees have been cut and stacked. Arnell explained that it's part of flood control and the stacked wood will be removed.
- Owners inquired if the common area behind homes down to ponds would be maintained by owners in future. It is not likely.

- Owners inquired if footbridges can be added over Mace ditch. It is not likely.
- Owners noted that some trees in nature area are broken off.
- Arnell noted that the area around pond 6 was hydroseeded at developer expense.

The meeting was adjourned at 7:54 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 \_\_\_\_\_.

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President  
Mace River Ranch Homeowners Association