

**Mace River Ranch Homeowners Association  
Board of Directors Business Meeting  
August 6, 2019**

Minutes

The meeting of the board was called to order at 3:01 pm.

**Attendees:** Directors present: Cindy Walsh, Karen Mahoney, Hal Nickle, Andrea Zambukos  
Directors absent: John Dilibert

Guests present: Landscape Committee Chair Smith  
Sentry Management Representative Tisha Parrott was also present.  
There was a quorum established to conduct business.

**Old Business:**

- Landscape Committee Appointments – Motion to appoint the following owners to the 2019 Mace River Ranch Landscape Committee: Anderson, Golangco, Bennet, Falk, with Smith as Chairperson. M/S/Passed (Mahoney/Walsh; passed)
- Various Landscape Concerns – Smith suggested another meeting of the board be called to review outstanding owner issues.
  - Parrott will coordinate a meeting between Walsh and Syringa to set up a plan for obtaining a bid to mow the section of grass from owners' fences to canal and then canal to lake. Syringa should also be asked to cut grass in irrigation ditch.
  - Members requested that Syringa attend the next meeting of the board of directors to review what hasn't been done in the contract. Parrott will arrange. Smith/Walsh will establish what has not been done for presentation at the meeting.

**New Business:**

- Landscape Committee Purview and Approval Process – No action. It was suggested that the landscape committee be given a budget in 2020 to work within, allowing Smith to make some financial decisions without regular consultation with the board.
- Common Areas - Bid out landscape contract in 2020? – It was determined necessary to bid out landscape contract. Smith and Parrott will develop the RFP for board review.
  - Motion to add regular mowing of the area extending from owners fences to creek in Phases 1, 2, and 5 to 2020 contract. Weeds should be controlled and grass fertilized in this area. M/S/Passed (Walsh/Zambukos; passed)
  - Motion to add a spray and remove grasses from Pond 6 beach in the months of May through August to the 2020 contract. M/S/Passed (Mahoney/Walsh; passed)
  - Motion to add regular mowing of the area between canal and pond behind Phase 5 up to and around the pond excluding the north side to 2020 contract. M/S/Passed (Walsh/Zambukos; passed)
  - Motion to add regular removal of grasses from the irrigation ditch in April, June and August to 2020 contract. M/S/Passed (Walsh/Mahoney; passed)
  - Motion to remove nutsedge treatment from contract and to prompt landscaper to do this contract in March, insuring it will get done to 2020 contract. M/S/Passed (Walsh/Zambukos; passed)

- Motion to add manual removal of weeds along all ponds monthly, May through September to 2020 contract. M/S/Passed (Walsh/Zambukos; passed)
- Community Pool Bathrooms: Misuse - Members will take turns monitoring the pool bathrooms beginning Monday, Aug. 12 in an effort to identify which owners may be at fault for the recent misuse. Walsh will coordinate a monitoring schedule.
  - Motion to maintain locked pool restrooms until Monday of next week. M/S/Passed (Nickle/Walsh; passed)

**Executive Session** – Not necessary

**Next Meeting Date:** August 20, 2019 at 6 pm.

There being no further business, the meeting was adjourned at 4:30 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 8/20/19, 2019.

Cindy Walsh, President  
Mace River Ranch Homeowners Association

9/17/19  
Date