

Mace River Ranch Homeowners Association
Board of Directors Business Meeting
February 19, 2019

Minutes

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

Attendees: Directors present: Weston Arnell, Cindy Walsh, Andrea Zambukos
Directors absent: Trevor Burdge, John Dilibert
Guests present: Owners Pinkowski, Landscape Committee Members Karen Smith and Megan Bennett
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – Owners Pinkowski shared concerns regarding the noise and activity levels around the playground and pool during the summer months. Owners requesting the planting of approximately 8 evergreens around the play area and pool to create noise and visual barrier.

Approval of Meeting Minutes:

Motion to waive the reading of the December 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Zambukos/Arnell) The January meeting did not occur due to lack of quorum.

Financials:

Parrott presented financials for the month of January 2019. Members reviewed accounts receivable report. Motion to approve the financials as presented. M/S/Passed (Zambukos/Arnell)

Committee Reports:

- **ACC**
 - Proposed fining guidelines – Members reviewed the proposed fining guidelines. The board will examine in more depth at a future meeting. Topic tabled at this time.
 - ACC Committee Appointments – Members of the current ACC have served three-year terms as of later this summer. Parrott advised that the board retain one of the three members (who will serve as chairperson) for continuity and appoint two new members per the governing documents. Board agreed to do so. New members will be appointed during April board meeting.
- **Landscape**
 - Members discussed Idaho Tree Preservation's assessment of the condition of trees throughout the community. Smith and Bennett emphasized the need to remove the stakes and twine on all trees.
 - Arnell reported that tree planting in the nature area by BREN will not be occurring this year. The HOA can pursue it next year if desired.
- **Ponds and Waterways**
 - Members reviewed the report provided by committee Chair Nickle.
- **Social – No report.**

Management Report:

- CCR Compliance – Sentry Management is conducting bi-weekly drive throughs to identify infractions. Parrott delivered the report of infractions this period.

- Website – The feature allowing owners to report landscape issues throughout the community has been added to the website.

Old Business:

- Ratification of electronic votes – Motion to ratify the following votes taken outside of a regular meeting. M/S/Passed (Walsh/Zambukos)
 - 12/19/18 vote to transfer the following funds from operating account to reserves; \$9702 to irrigation reserve; \$18k to general reserve.
 - 01/31/19 vote to authorize Aquatechnex bid to repair compressor in Pond 4 in the amount of \$449.
 - 02/01/19 Vote to allow BREN to plant willow plantings in nature park.

New Business:

Common Areas

- Trash Dumpster Area – Parrott was asked to have the dumpster doors locked to prevent misuse.
- Owner requests for additional landscaping to screen pool and playground – Parrott was asked to request that owners provide a more detailed landscape request, including the exact number, size, type, and proposed location of the requested landscape to be considered. The proposed location can not be wetlands retention area. Issue is tabled until board receives more specific request.
- SoleKIDS request – Motion to deny organizations’ request to utilize nature park trail for proposed run. M/S/Passed (Walsh/Arnell; Zambukos dissented, requesting a survey be sent to owners)
- Pool Gate – Members discussed Anvil Fence inquiry regarding the pursuit of the replacement of the pool gate. Parrott was asked to invite Thompson to the April board meeting to clarify the needs.

Governance

- Annual Meeting Preparations – Members reviewed the annual meeting agenda. A Board meeting will be planned prior to the annual meeting to discuss the meeting.

Executive Session – Not necessary

Next Meeting Date: March 5 at 6 pm (Parrott will confirm Burdge and Dilibert availability before finalizing.)

There being no further business, the meeting was adjourned at 7:31 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 _____, 2019.

Weston Arnell, President
Mace River Ranch Homeowners Association

Date