

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
July 16, 2019**

Minutes

The meeting of the board was called to order at 6:01 pm.

Attendees: Directors present: John Dilibert, Cindy Walsh, Karen Mahoney, Hal Nickle, Andrea Zambukos
Directors absent: None

Guests present: Owners Plunkett, Joy and Johnson, ACC Chair Doran, Landscape Committee Chair Smith
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – Owners shared concerns regarding the condition of the property behind homes on Back Forty leading to pond 6. Weeds are rampant near dock and on beach area. The condition of the pond seems to be deteriorating. The grasses in the stream area need to be trimmed. Cattails are taking over the pond. Owners requested that the HOA better maintain the area, but indicated that they are willing to assist in maintaining if that is not an option. Members of the board asked owners to provide a proposal for better maintaining the area to their standards.

Landscaping Committee Report– Chairperson Smith presented several issues relating to landscaping that are of concern to the committee. There was discussion regarding bidding out landscaping in 2020. Due to time constraints the board will plan a special meeting of the board to review the various landscape concerns and to vote on the committee appointments. Parrott will coordinate the meeting.

Motion to authorize Syringa to remove three dead or dying cedar trees in Phase 1 walkway to greenbelt not to exceed \$1500. Stumps do not need to be ground at this time. Tree removal only. M/S/Passed (Dilibert/Walsh)

Approval of Meeting Minutes:

Motion to waive the reading of the July 2019 board meeting minutes and to approve those minutes with amendments. M/S/Passed (Zambukos/Walsh; passed)

Financials:

Parrott presented financials for the month of June 2019. Members reviewed accounts receivable report. Motion to approve the preliminary financials as presented. M/S/Passed (Nickle/Dilibert; passed)

Committee Reports:

- **ACC** – Doran gave a report of concerns from the landscape committee. Parrott was asked to add resolution regarding fining process to next agenda.
- **Landscape** – Chairperson Smith presented several issues relating to landscaping that are of concern to the committee. There was discussion regarding bidding out landscaping in 2020. Due to time constraints the board will plan a special meeting of the board to review the various landscape concerns and to vote on the committee appointments. Parrott will coordinate the meeting.

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- **Ponds and Waterways** – Nickle shared details regarding status of pursuit for aeration in ponds 9 and 10. Owners have been contributing to the effort. \$2500 has been collected for pond 9 aeration thus far.

Motion to authorize Nickle to arrange for aerator install once all funds necessary to do so for both ponds have been collected from owners. Install target is August 1, 2019. M/S/Passed (Nickle/Dilibert)

Nickle will be doing a walk-through of the ponds, detailing their condition next week. Parrott was asked to have e-coli testing done on pond 6 again this year.

Nickle reported that an owner on pond 12 was treating the pond with his own chemicals, which could have killed all life in the pond. Nickle dealt with the initial issue and will follow up with the home owner. We cannot have individuals treating their own ponds; it can have disastrous results to the health of the ponds

- **Social** – No report.

Management Report:

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

Old Business:

- Ratification of electronic votes – Members ratified the following votes conducted outside a regular meeting.
 - 6/19/19 Vote to approve an additional day of pool treatment each week at \$47.50 per treatment.
 - 7/8/19 Vote to approve sign wording and design proposed by Infinity Signs for nature park.

New Business:

Governance

- Landscape Committee Appointments – Table until special meeting of the board.
- Dealing with topics between meetings – Table until next regular meeting of board.
- Possible fines for parking – Parrott was asked to add fining process to the next meeting agenda.

Common Areas

- Sun Canopy recommended at pool – This item is not budgeted and may be considered in 2020.
- Phase 4 entry pillars/gate – Parrott was asked to obtain a bid to have the entry gate stained.

CCR Compliance

- 895 S. Heron Pointe Wy – Parking Compliance – Members discussed parking at this location. There has been no evidence of parking in violation of community governing documents. Motion to acknowledge that the parking described in the

owner's email as standard practice is not in violation of the governing documents.
M/S/Passed (Mahoney/Zambukos)

Parrott will draft an email clarifying the boards interpretation of the parking rules and send to the board for approval.

Executive Session – Not necessary

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

There being no further business, the meeting was adjourned at 7:34 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