

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
March 5, 2019**

Minutes

The meeting of the board was called to order at 6:04 pm.

Attendees: Directors present: Weston Arnell, John Dilibert, Cindy Walsh, Andrea Zambukos
Directors absent: Trevor Burdge
Guests present: None
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – Walsh shared anticipated questions relating to the association budget. Parrott will prepare an explanation for use during the board meeting.

Approval of Meeting Minutes:

Motion to waive the reading of the February 2019 board meeting minutes and to approve those minutes as presented. M/S/Passed (Arnell/Walsh; Dilibert abstained)

Financials:

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

Committee Reports:

- **ACC**
 - Proposed fining guidelines – This issue has been tabled until April meeting.
 - ACC Committee Appointments – Parrott informed the board that Kathy Doran has volunteered to remain on the committee for one more year, serving as chairperson to provide some continuity. Motion to appoint Leslie Anderson to the ACC committee. M/S/Passed (Walsh/Dilibert) Members discussed another prospective candidate. Motion to table the appointment of a third member until the next regularly scheduled board meeting. Parrott will ask ACC member Robbins to remain on the committee until a third candidate is appointed.
- **Landscape**
 - Parrott was asked to pursue a start-date for goats in the nature park.
- **Ponds and Waterways**
 - Arnell encouraged the board watch north side of pond 6 and clear out debris before water is released. Parrott will inform Nickle.
 - Eagle Island Water Users Assn Board Member – Members will ask Hal Nickle to be a member of this board if he is elected to the master board at annual meeting. Another member of the board may assume the role if Nickle not elected.
- **Social – No report.**

Management Report:

- CCR Compliance – Sentry Management is conducting bi-weekly drive throughs to identify infractions. There were no violations this period.
- Community – Arnell encouraged the board to restripe the driveway near the clubhouse in the summer months.

- Mace River Ranch Ph 4 potential Board Meeting Dates – Parrott confirmed possible dates for a Ph 4 meeting with Dilibert.

Old Business:

- Ratification of electronic votes – None this period.

New Business:

- Governance
 - Annual Meeting Preparations – Members reviewed the questions Walsh shared. Parrott will provide a written answer to the questions for the board prior to the meeting.

Executive Session – Not necessary

Next Meeting Date: March 18 directly after annual meeting. Election of officers only.

There being no further business, the meeting was adjourned at 6:58 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