

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
May 23, 2019**

Minutes

The meeting of the board was called to order at 5:03 pm.

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

Guests present: Owners Pratt and Pinkowski
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – Owners Pratt and Pinkowski spoke in support of the proposed noise abatement project.

Approval of Meeting Minutes:

Motion to waive the reading of the April 2019 board meeting minutes and to approve those minutes as presented. M/S/Passed (Mahoney/Nickle; passed)

Financials:

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

Committee Reports:

- **ACC** - No report
- **Landscape** – No report
- **Ponds and Waterways** – Nickle reported that he'd like to propose appointment of owner Matt Knickrehm to committee. Board will vote on appointment next meeting. Nickle also reported that 9 and 10 would be a priority for adding aeration. Owners have volunteered to contribute funds to make this happen. Nickle will confirm costs and address with board next meeting.
- **Social** – No report. A committee chairperson is needed.

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 – None this period.
- Gravel path ADA – This topic was tabled.
- Noise abatement Proposal – Motion to deny both the proposed project for noise abatement as presented by owners. M/S/Passed (Mahoney/Walsh; passed) The project is not budgeted. The board has not closed this issue. Members will monitor use of the pool this summer. Members have agreed to budget for and obtain a bid for the planting of 5 – 8 redbark dogwoods in 2020. The board is open to the planting of these dogwoods sooner if owners fully fund expense.
- Clubhouse Maintenance fee Resolution – Parrott will distribute the clubhouse maintenance fee resolution for adoption.

New Business:

- Governance
 - Appointment of Clubhouse Manager – Violeta Golangco. Motion to appoint owner Violeta Golangco as volunteer clubhouse manager, assuming the duties proposed by property manager. Golangco will not be compensated. M/S/Passed (Mahoney/Nickle; passed)
 - Landscape Committee – Proposed Scope of Work – Motion to adopt the proposed scope of work and committee application for the landscape committee. M/S/Passed (Nickle/Mahoney; passed)
 - Board oversight of ACC decisions – No action taken.
 - City of Eagle Sidewalk Widening – This issue was tabled until members have an opportunity to more closely review the proposal. Parrott was asked to determine if there is a deadline.

Common Areas

- Russell request for nature area considerations – Motion to authorize Parrott to order two signs to be placed near entrance to nature path near Russell home, not to exceed a cost of \$250. M/S/Passed (Mahoney/Nickle)
- Wiggins grasses in common area – Motion to deny owner request to cut common area grasses back from fence line. M/S/Passed (Walsh/Mahoney)
- Syringa Drain Proposal – Parrott will distribute the proposal for review.
- Quote to repair fence near walking path behind PH 5 – Motion to authorize the work as presented. M/S/Passed (Mahoney/Nickle)
- Rector request to place memorial bench in common area – Motion to approve request as presented. M/S/Passed (Mahoney/Walsh) Parrott was asked to communicate with the owner that the board reserves the right to remove the bench if it is not properly maintained and becomes a safety concern and a liability for the association.

Executive Session – Not necessary

Next Meeting Date: June 18, 2019. Mahoney will not be in attendance.

There being no further business, the meeting was adjourned at 6:44 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 July 16, 2019.



Cindy Walsh, President
Mace River Ranch Homeowners Association

7/16/19

Date