

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
Mace River Ranch Clubhouse
January 21, 2020**

Minutes

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

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

Guests present:

Weston Arnell with Gardner Development, Brandon Watson with EcoLake, and Sentry Management Representative Caia McCurdy were also present.
There was a quorum established to conduct business.

Homeowner Forum – No forum at this time.

Guest Speakers:

Weston Arnell presented information regarding the proposed head gate maintenance needed. Arnell proposed \$5,000 for head gate maintenance on Mace Mace to be split 50/50 with adjoining property owner, and \$2,500 for Conway Hamming. See Old Business.

Brandon Watson with EcoLake presented findings on aerators, filters, etc. from all the ponds. Watson submitted bid with prioritized maintenance included. Also discussed an enhanced aeration system for Ponds 3 and 6. See Old Business.

Approval of Meeting Minutes:

Motion to approve December 2019 meeting minutes as presented. M/S/P
(Mahoney/Zambukos; passed)

Financials:

McCurdy presented financials for the month of December 2019. M/S/P
(Mahoney/Zambukos; passed)

Members reviewed accounts receivable report.

Committee Reports:

- **ACC** – Members requested the ACC Committee follow up on the empty lots in Phase 4 on Hiddenwood.
- **Landscape** – Members reported the Committee needs a new chairperson.
- **Ponds and Waterways** – No report this period.
- **Social** – No report this period.

Management Report:

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

Old Business:

- **Ratification of electronic votes** – None this period.
- **Enforcement Resolution** – Motion to approve the Enforcement Resolution as presented. M/S/P (Walsh/Mahoney; passed)

- Geese Maintenance Solutions – Members discussed options for maintaining geese population and how to clean up feces. Nickle to reach out to Fish and Game to set up educational meeting with Board to determine solutions. No action taken at this time.
- Head Gate Maintenance – Motion to approve \$5,000 for head gate maintenance (\$2500 for Conway Hamming, \$2500 for Mace Mace) as proposed by Arnell. M/S/P (Dilibert/Walsh; passed)

New Business:

- Holiday Lights in Common Areas – Motion to allow only holiday lights contracted through the HOA be placed in common areas. M/S/P (Walsh/Dilibert; passed) All other topics relating to holiday lights tabled. No action taken at this time.
- Pond Maintenance Plan – Motion to approve quote 1237 with 50% off services. M/S/P (Mahoney/Zambukos; passed) Quote 1238 for enhanced aeration systems in Ponds 3 and 6 tabled. No action taken at this time.
- Revised Landscape Bids – Members reviewed the two revised landscape bids presented. Motion to move forward and accept the bid provided by Franz Witte. M/S/P (Walsh/Nickle; passed)
- Annual Meeting – McCurdy to begin scheduling 2020 Annual Meeting. Two two-year terms available for re-election. Zambukos informed members of resignation, leaving one one-year term available.
- Collection Resolution – McCurdy presented the Collection Resolution. Motion to approve the Collection Resolution as presented. M/S/P (Mahoney/Walsh; passed)
- Street Parking – No action taken at this time.
- Drainage at 1022 W Back Forty Dr – Motion to allow owners at 1022 W Back Forty Dr to install drainage along the back fence of the property at their own cost. M/S/P (Dilibert/Walsh; passed)
- Staining of Beams – Members discussed the need for all beams to be inspected to determine which need stained, etc. No action taken at this time.

Next Meeting Date: February 18, 2020 at 6pm – Mace River Ranch Clubhouse

There being no further business, the meeting was adjourned at 8:35 pm.

Executive Session – Not necessary

These minutes were prepared by Caia McCurdy of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Mace River Ranch Homeowners Association on February 18, 2020.



 Cindy Walsh, President
 Mace River Ranch Homeowners Association



 Date