

**Mace River Ranch Homeowners Association
Board of Directors Regular Business Meeting
February 20, 2017**

Minutes

The meeting was called to order at 5:51 pm.

Attendees: Directors present: Weston Arnell, Larren Novak, John Dilibert, Cindy Walsh
Directors absent: Ryan Cleverly
Guests present: None
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Minutes: Minutes from the October 2016 Board of Directors meeting were approved as presented. M/S/P (Walsh/Dilibert)

Finance: 2016 Year-end Financials as of Dec. 2016 were reviewed as presented.
2017 Year-to-date Financials as of Jan. 2017 were reviewed as presented.

Motion to approve the 2017 Year-to-date financials of Jan. 31, 2017 as presented. M/S/Passed (Dilibert/Novak)

Parrott was asked to provide a sample budget using 2016 expenses to determine if the HOA is adequately funded with no developer contribution.

Members reviewed the necessary reserve contributions to accounts 9636 Phase 4 Road and Gate Maintenance and 9650 Irrigation to finish out the 2016 year. Arnell agreed to contribute the amount necessary to fund the 9636 Phase 4 Maintenance account. Parrott was asked to forward more detail regarding irrigation expenses.

Members reviewed the Accounts Receivable Report as of Feb. 20, 2017.

Management Report

- CCR Compliance – Parrott submitted a listing of violations since the last meeting.

Committee Reports

- ACC Committee – No action this period.
- Landscape Committee – No report this period. Parrott will send an e-mail soliciting new members. Arnell will discuss at annual meeting.
- Social Committee – Walsh reported that the committee will need to be re-established. Parrott will send an e-mail soliciting new members.

Old Business:

- Acknowledgement of Electronic Votes – None this period.

New Business:

- Annual Meeting/Nature Park Discussions – Members suggested agenda additions. Forum segment of the meeting will be organized by general topic as suggested by owners. Parrott will send out an e-mail soliciting topic ideas.
- Harrison complaint re: paddle boats on ponds – Members agreed that the current prohibition of boats, boards, etc. on ponds stands. Parrott will prepare a resolution for approval next meeting.
- Community Pro Demo – Parrott provided details regarding accessing the Board Room on Community Pro.
- Snow Removal – Arnell and Parrott clarified why the decision was made not to clear public streets in subdivision.

The next meeting of the Mace River Ranch Homeowners Association Board of Directors will be **Wednesday, April 12 @ 6 pm.** There being no further business, the meeting was adjourned at 7:00 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 12, 2017.



Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

7/12/17

Date