

**MACE RIVER RANCH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING**

**July 30, 2015**

**MINUTES**

**Attendance:** Developer: Weston Arnell, Gardner Company  
Management: Tisha Parrott, Sentry Management; Carla Everhart,  
Sentry Management  
Owner attendee list is on record.

**Landscaping:** Homeowners expressed concerns regarding the following:

- Uncontrolled growth of grasses and weeds around creek and ponds. Grass growing into fenced yards from common areas backing Nature Park. Arnell will work with landscaper to resolve these issues.
- Uncontrolled growth of nutsedge in park strips. Arnell confirmed that maintenance of these areas is the responsibility of the homeowner.
- Browning common area grass. Arnell confirmed that grass will be replaced.
- The landscaping crew seems to be blowing debris into the storm drain and ponds after mowing. Arnell will address.
- Trees (ash) are showing signs of decline. Arnell confirmed that, if within one year of purchase, the homebuilder will replace. If beyond one year warranty, the homeowner is responsible for replacing dead or dying trees. Arnell will consult with landscaper to determine what can be done regarding another variety better suited to the area.
- Homeowners requested a listing of the trees planted in the subdivision. Arnell will forward the list to Sentry for distribution.

Arnell invited anyone interested in serving on a landscaping committee (charged with monitoring landscape needs and making recommendations to the Board) to contact Parrott.

**Waterways:** Homeowners expressed concerns regarding the following:

- Standing water in nature park area and in creeks causing mosquito infestation. Arnell confirmed that it will be approximately two weeks before water can flow in creeks again. Drainage in the nature park area will be installed. Parrott will insure that another mosquito abatement is requested.

**Construction:** Homeowners expressed concerns regarding the following:

- Contractors often block sidewalks and leave trash in area. Arnell confirmed that he has enlisted someone to pick up the trash regularly. He will continue to monitor and take action as needed.

Arnell informed the group that ponds are 25 to 30 feet deep and contain bluegill, bass, and carp. If caught, carp should be replaced, as they control algae in the ponds.

Arnell informed the group that there is a petroleum pipeline that runs through the property. The turf above the pipe will be a paved walkway lined with vegetation.

**Irrigation:**

Arnell explained the diversion dams and pumps feeding the communities irrigation. He noted that, in order to maintain these dams and pumps, homeowners will be asked to pay an irrigation assessment beginning in 2016. The assessment amount will be based upon square footage of homeowner lot.

**Pool and Clubhouse:**

- Homeowners asked when the pool will close for the season and asked if it could remain open past Labor Day if the weather allows. Sentry staff confirmed that this would be possible.

The meeting was adjourned.

These minutes were prepared by Tisha Parrott, Sentry Management, as the managing agent, approved by me and accepted by the Membership of the Mace River Ranch Homeowners Association on March 24, 2016.



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Weston Arnell  
Developer Representative  
Mace River Ranch Homeowners Association