

**Mace River Ranch Homeowners Association
Board of Directors Regular Business Meeting
April 12, 2017**

Minutes

The meeting was called to order at 5:55 pm.

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

Minutes: Minutes from the February 2017 Board of Directors meeting were approved as presented. M/S/P (Dilibert/Walsh)

Finance: 2017 Financials as of March 31, 2017 were reviewed.

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

Members reviewed the Accounts Receivable Report as of April 12, 2017.

Management Report

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

Committee Reports

- Landscape Committee Report– No report this period. Members reiterated the need to recruit new members and suggested possible members.
- ACC (Existing Homes) Committee Report – Members reviewed the written report submitted by the ACC committee.
 - Arnell will consult an attorney regarding restating CCRs with regard to portable basketball hoops.
 - Parrott will draft a resolution that provides more specific guidelines for planter box installation and maintenance. Walsh will send Parrott of list of proposed guidelines.
 - The Board will review the board's ability to fine for CCR violations at the next meeting.
 - Parrott was asked to invite members of the ACC committee to the next meeting.

Old Business:

- Acknowledgement of Electronic Votes – None this period.
- Review full-build budget – Parrott reviewed full-build budget, with proposed changes suggested by owners at annual meeting.
- Pool Hours Revision –

- Motion to modify operating hours for Mace River Ranch pool to 8 am to 9:30 pm every day of the week.
- Parrott was asked to have a new pool sign made to reflect those hours.

New Business:

- Irrigation Costs –
 - Motion to utilize irrigation assessment income to pay for irrigation expenses in the following GL accounts: 6118; 6119; 6120; 6124. M/S/P (Arnell/Walsh)
- Phase 4 Costs –
 - Motion to utilize funds collected through regular quarterly assessments to pay for contracted lawn service in Phase 4 in 2017. M/S/P (Dilibert/Walsh)
Rationale is that Gardner Company is contributing funds to cover this amount, so a change is not necessary in 2017.
 - Arnell will make arrangements to insure that landscape services provided in Phase 4 will be limited to common area in Phase 4 only. The following items will be removed from Phase 4 expense in 2018:
 - Park strips will be maintained by homeowners (\$17k savings)
 - Services outside traffic gate in entry will be charged to general HOA, not phase 4. (\$9k reduction)
 - Pond maintenance will be charged to general HOA, not phase 4. (\$6k reduction.)
- Transition Plan – Parrott shared a copy of information relating to the transition from developer to owners. Gardner Company anticipates a transfer next year.
- Landscape Committee Appointments – There are no candidates at this time. Parrott will solicit members.

The next meeting of the Mace River Ranch Homeowners Association Board of Directors will be **Wednesday, July 12 @ 6 pm**. There being no further business, the meeting was adjourned at 7:32 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