

Mace River Ranch Homeowners Association
Board of Directors Business Meeting
December 18, 2018

Minutes

The meeting of the board was called to order at 6:02 pm.

Attendees: Directors present: Weston Arnell, John Dilibert, Trevor Burdge, Cindy Walsh, Andrea Zambukos
Directors absent: None
Guests present: None
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – No owners were present.

Approval of Meeting Minutes:

Motion to waive the reading of the October 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Arnell/Walsh) The November meeting did not occur due to lack of quorum.

Financials:

Parrott presented financials for the month of November 2018. Members reviewed accounts receivable report. Motion to approve the financials as presented. M/S/Passed (Dilibert/Walsh)

Committee Reports:

- **ACC**
 - ACC Committee issues of concern – Members discussed issues presented by Acc committee chairperson. Parrott was instructed to send a reminder email to owners in February regarding ACC process. Members discussed the possibility of implementing a fining process. Parrott was directed to request that the ACC committee bring forward a detailed proposition for fining and the steps in the process for consideration.
- **Landscape**
 - Members discussed Smith’s recommendations and authorized Parrott to move forward with a proposed “button” on website to report landscape issues and an email to owners regarding cattail policy. Parrott will obtain wording from Smith.
- **Ponds and Waterways**
 - Dilibert and Zambukos provided an update on meetings with pond maintenance companies. Motion to approve the bid submitted by Aquatechnex for pond maintenance in 2019. M/S/Passed (Dilibert/Zambukos)
- **Social – No report.**

Management Report:

- CCR Compliance – Sentry Management is conducting bi-weekly drive throughs to identify infractions. Parrott delivered the report of infractions this period.

Old Business:

- Ratification of electronic votes – Motion to ratify the following votes taken outside of a regular meeting. M/S/Passed (Dilibert/Walsh)
 - 10/4/18 Vote to approve bid from Syringa to spray cattails

- 11/6/18 vote to approve bid from Boise Snow and Ice for 2019 contract snow removal.
- Common Areas
 - Cattail policy proposed by landscape committee – Motion to adopt the proposed cattail policy with suggested amendments relating to chemical safety. M/S/Passed (Walsh/Dilibert)

New Business:

Common Areas:

- Two Rivers Security – Request to team up – Dilibert reported on discussions with Two River’s Board member. No action taken.
- Feeding Geese and Ducks in Common Areas – Issue seems to have resolved itself. No action taken.
- Pond Treatment Contractor – See vote above.
- Landscape Committee Recommendations – See vote above.
- Members noted that there is a large amount of goose excrement on the paved paths near pond 6, particularly on the east side. Parrott was authorized to engage Syringa in removing the excrement for sanitary reasons.
- Parrott was asked to amend Phase 4 gate operating times, closing at 4:30 pm daily.

Governance

- Resolution – Water features in Common area ponds – Motion to adopt proposed resolution as presented. M/S/Passed (Zambukos/Burdge)
- ACC issues of concern – See above notes.

CCR Compliance

- Neighbor concerns regarding AirBnB – Parrott informed board of neighbor complaints on Watervista in Ph. 5 regarding possible AirBnB. No action taken.
- Blair request regarding drainage compliance – Members discussed letter sent from owner at 1344 W FENCE POST LN regarding drainage onto their property from adjacent home. Members noted that this appears to be a civil issue between the two owners. Furthermore, at this time, the existence of a violation is inconclusive, because irrigation is not on at this time of year. The board may revisit the issue in the spring, when the when evidence of non-compliance may exist.

Next Meeting Date: January 15 at the Clubhouse.

There being no further business, the meeting was adjourned at 7:11 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 _____, 2019.

Weston Arnell, President
Mace River Ranch Homeowners Association

Date