

**Mace River Ranch Homeowners Association  
Board of Directors Business Meeting  
February 19, 2018**

Minutes

The meeting was called to order at 6:00 pm.

**Attendees:** Directors present: Weston Arnell, Trevor Burdge, John Dilibert, Cindy Walsh  
Directors absent: Andrea Zambukos  
Guests present: Owners Evans, Karen Smith, Aaron Lombardo from NorthStar Reserve  
Sentry Management Representative Tisha Parrott was also present.  
There was a quorum established to conduct business.

**Homeowner Forum –**

Owners Evans shared concerns regarding the use of remote control boats on ponds to scare away geese from ponds. Evans noted that this action is nuisance and asked the HOA to implement rules to prevent the harassment of geese.

**NorthStar Reserve Presentation and Q&A Period –**

Lombardo explained elements of the draft reserve study. Members should now evaluate the report and make proposed changes.

**Approval of Meeting Minutes:**

Motion to waive the reading of the December 13, 2018 and the January 29, 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Walsh/Dilibert)

**Financials:**

Parrott reported that the presented financials have not yet been finalized for the month of January. Members will be sent the full financial package when finalized. No further action was taken.

**Management Report:**

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. Parrott shared the most recent non-compliance report.

**Committee Reports;**

- Landscape Committee – Smith shared recent recommendations from the Landscape Committee with regard to bids presented by the pond maintenance contractor.
- ACC Committee – Members reviewed the report submitted by Brenda Jones, committee chairperson.

**Old Business:**

- Member acknowledged the following votes taken outside the regular meeting:
  - January 18, 2018 – Vote to authorize EcoLake to treat ponds 8 and 9 with algaecide.
- Reserve Study – Members divided up the Item Parameters section of the reserve study. Each member will closely evaluate each item listed on their assigned pages and bring suggested changes to the next meeting.
  - Walsh – pages 51 to 68
  - Dilibert – pages 69 to 87
  - Burdge – pages 88 to 103
  - Arnell – pages 104 to 114

- We Rent Goats – Parrott shared details regarding date for meet and greet. Parrott will send email notification regarding the event, and post flyers. Gaye Ivey will be the HOA representative on site that day.
- Geese on Ponds – Members discussed owner concerns regarding harassment of geese on ponds. Parrott was asked to send an e-mail to owners encouraging them to consider their neighbors in all cases. No action to restrict the use of mobile boats on ponds will be taken at this time.

**New Business:**

- Trash in ponds and in common areas – Parrott reported that she is personally working with Gardner Company to remove trash from ponds on a weekly basis. This is not part of the Sentry management contract.
- Dead Trees in Nature Area – Tabled until spring
- Compressor Pond 2 – Motion to authorize Aquatechnex to service compressors and water features in subdivision, rather than using EcoLake. M/S/Passed (Arnell/Burdge)
- Pond Treatment Bids –
  - Mace 2 fan replacement – Tabled
  - Early treatment of ponds – Parrott was asked to request that EcoLake accelerate their first March treatment, doing it in early March. No February treatments will be done.
  - Pond 10 cattail clean up – Members determined that it is not necessary to remove cattails in this area per the Landscape committee recommendation.
  - Pond 4 cattail clean up – Motion to approve bid submitted by EcoLake in the amount of \$150 to remove dead cattails in Pond 4. M/S/Passed (Dilibert/Walsh)
  - Cooper Pet Request – Motion to deny request for variance from owner Cooper at 1408 W Fence Post Lane. Cooper requests ability to maintain four dogs at the property. M/S/Passed (Arnell/Walsh)

**Executive Session:** No executive session necessary this period.

**Next Meeting Date:** Members of the board agreed to meet monthly, on the third Tuesday of the month. Next meeting will be March 20, 2018.

There being no further business, the meeting was adjourned at 7:46 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 \_\_\_\_\_, 2018.

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Cindy Walsh, Secretary/Treasurer  
Mace River Ranch Homeowners Association

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3/20/2018  
Date