

**Mace River Ranch Homeowners Association  
Board of Directors Special Business Meeting – Reserve Study  
January 29, 2018**

Minutes

The meeting was called to order at 10:04 am.

**Attendees:** Directors present: Weston Arnell, John Dilibert, Cindy Walsh,  
Directors absent: Trevor Burdge, Andrea Zambukos  
Guest present: Aaron Lombardo from NorthStar Reserve (via phone)  
Sentry Management Representative Tisha Parrott was also present.  
There was a quorum established to conduct business.

**Reserve Study Draft**

- Members reviewed the draft reserve study for the master association with Aaron Lombardo of NorthStar Reserve.
- Members will schedule a meeting in February and assign sections of the study for review and suggested amendment. Another meeting will be scheduled in Feb. to discuss the proposed changes. Items should be evaluated for the following:
  - Is the item a necessary reserve expenditure?
  - Is the item better paid for by the operating funds?
  - Is the starting maintenance year reasonable or should the service be accelerated or extended?
  - What is the appropriate length of life for each item?
  - Does the item fit within the Ph. 4 association only?
- Lombardo will send Parrott an updated draft with notes included.
- Lombardo shared a goal of 50 – 65% funding.

**Next Board meeting**

- Members identified the following possible dates/times:
  - Mon. Feb 12 at 6 pm
  - Mon. Feb. 19 @ 6 pm
  - Tues. Feb. 20 @ 6 pm

**Aerator/Compressor Motor Replacement**

- Motion to approve the bid from EcoLake in the amount of \$848 to replace the compressor motor. M/S/Passed (Dilibert/Walsh)

**Goats**

Parrott was asked to follow up with Matt Gabica confirming that MRR is on their schedule for goat landscape.

**Dog on Leash Signage**

Members discussed an owner request to add “Dog on leash” signage at the pathway access point at the end of the cul-da-sac on West Back Forty Court in phase 5. Arnell will order a sign.

There being no further business, the meeting was adjourned at 11:15 a.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 2/19/18, 2018.

Cindy Walsh, Secretary/Treasurer  
Mace River Ranch Homeowners Association

2/19/18  
Date