

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
March 20, 2018**

Minutes

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

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

Homeowner Forum –

There were no owner issues brought forth.

Candidates for Ponds and Waterways Committee:

Members met with owners who've volunteered to serve as members of the Ponds and Waterways Committee.

Motion to establish a Ponds and Waterways Committee and to appoint owners Casey and Paula McMullen and Hal Nickel to the Ponds and Waterways Committee. M/S/Passed (Dilibert/Walsh)

Arnell will arrange a meeting with the group to walk the area.

Eagle Island Water Users Association:

Arnell explained the association and the various water rights.

Motion to authorize Sentry to pay approximately \$1500 to utilize the Lucky Peak water right, rather than add to rental pool for 2018 season. M/S/Passed (Arnell/Dilibert)

Approval of Meeting Minutes:

Motion to waive the reading of the February 19, 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Arnell/Burdge)

Financials:

Parrott presented financials for the month of February 2018. Motion to approve the financials as presented. M/S/Passed (Dilibert/Zambukos)

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 – No report this period.
- ACC Committee – No report this period.

Old Business:

- Member acknowledged the following votes taken outside the regular meeting:
 - None this period.

- Reserve Study – Members reviewed the study and made recommended changes. Parrott will communicate changes with Aaron at Northstar Reserves.
- We Rent Goats Recap – Members reviewed feedback received. Experience has been positive.

New Business:

- Election of Officers – Motion to maintain the current slate of officers – Arnell, President; Dilibert, Vice President; Walsh, Secretary/Treasurer. M/S/Passed (Arnell/Walsh)
- Clubhouse Door Adds – Parrott shared a bid from Global Surveillance to install an electronic key fob entry at the front and back doors of the clubhouse. Parrott was asked to obtain additional info.
- Proposed Picnic Area – Arnell will obtain a bid for install of a table. Sentry Management, in conjunction with a community contact will facilitate the installation.
- Request from owner Evans Re remote control boats – Parrott was asked to prepare a letter to owners who are causing offense, making them aware of the complaints received. Motion to authorize Sentry to send the letter. M/S/Passed (Burdge/Zambukos)
- Possible change to Bylaws re: board terms – Motion to amend the Bylaws to establish 2-year terms for board members with a 2/3 rotation schedule each year. M/S/Passed (Arnell/Dilibert) Parrott will send Arnell sample wording for bylaws.
- Dogs Barking – Parrott shared concerns voiced regarding barking dogs. Members advised Parrott to encourage owner to utilize city code avenues to resolve issue.

Executive Session: No executive session necessary this period.

Next Meeting Date: April 17, 2018 at the Clubhouse. Arnell will not be in attendance.

There being no further business, the meeting was adjourned at 7:37 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.

Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

Date