

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
May 15, 2018**

Minutes

The meeting was called to order at 6:04 pm.

Attendees: Directors present: Weston Arnell, Trevor Burdge, Andrea Zambukos, Cindy Walsh
Directors absent: John Dilibert,
Guests present: None
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.

Approval of Meeting Minutes:

Motion to waive the reading of the April 17, 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Zambukos/Walsh)

Financials:

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

Management Report:

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. There were no violations this period.
- Parrott provided an update on Global surveillance installation of key fob access. The installation will be finished no later than Memorial Day per GS.

Committee Reports;

- Landscape Committee – Members reviewed report from Karen Smith
 - Ph. 4 emergency exit – common area maintenance – Parrott was asked to obtain bids to lay weed barrier and rock and to install curbing along perimeter between two properties to protect neighbor's grass from weed spray.
 - Dead Trees in nature preserve – Members determined that the trees will be removed, but Syringa will not be directed to do the work until July.
 - Recommendation re: owner communication – Members determined that the issues mentioned in Smith's recommendation are not necessary communications to owners at this time.
- ACC Committee – No report this period.
- Ponds and Waterways Committee – Members reviewed the report submitted by McMullen regarding health of pond 8.

Old Business:

- Members acknowledged the following votes taken outside the regular meeting:
 - 05/01/18 Authorization for EcoLake to manually remove trash from ponds to cut down on algae, etc. \$35 an hour at 10 hours = \$350.
- We Rent Goats Return Schedule – Goats will return in June.
- Walk through Date – Assess assets – This issue was tabled until June meeting.
- Bylaw changes – Motion to accept proposed bylaws changes as submitted.
M/S/Passed (Walsh/Zambukos)

- Gates at entry to sub near Greenbelt – This issue will be tabled until the reserve account is better funded. Members discussed the need for private property signage in nature area. This issue will be added to a list of possible budget items in 2019.

New Business:

- Recreation Today Playground Inspection - Motion to authorize Sentry to take action in engaging a contractor to complete the four action items required per the report. M/S/Passed (Burdge/Arnell)
- Evaluate revised reserve study – This issue is tabled until June meeting.
- Pond 8 aerator installation quote – Members determined an aerator is not necessary at this time. Arnell will direct EcoLake to place the compressor owned by the association in the storage building on site. Members noted a desire to budget to restock fish in ponds in 2019.
- Dogs off leash – Members discussed the need to ask the city of Eagle for more assistance in managing the issue. Enforcement from an HOA perspective is difficult if owner of dog off leash is not known.
- Board Seat Assignments – Members drew seat assignments.
 - Seat 1 – John Dilibert – Up for re-election 2019
 - Seat 2 – Trevor Burdge - Up for re-election 2019
 - Seat 3 – Andrea Zambukos - Up for re-election 2019
 - Seat 4 – Cindy Walsh - Up for re-election 2020
 - Seat 5 – Weston Arnell - Up for re-election 2020

Executive Session: No executive session necessary this period.

Next Meeting Date: June 19, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 7:06 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 17, 2018.

Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

7/17/18

Date