

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
Mace River Ranch Clubhouse
October 22, 2019**

Minutes

The meeting of the board was called to order at 6:03 pm.

Attendees: Directors present: John Dilibert, Cindy Walsh, Karen Mahoney, Hal Nickle, and Andrea Zambukos
Directors absent: None

Guests present:
Joe Gruber with Franz Witte, Hayden Richards with Par 3 Landscape, homeowners, and Sentry Management Representative Caia McCurdy were also present.
There was a quorum established to conduct business.

Homeowner Forum – None

Guest Speakers – Both speakers presented their landscape bids to members for review.

Approval of Meeting Minutes:

Motion to approve September 17, 2019 meeting minutes as presented. M/S/Passed (Zambukos/Mahoney; passed)

Financials:

McCurdy presented financials for the month of September 2019. M/S/Passed (Mahoney/Walsh; passed) Members reviewed accounts receivable report.

Committee Reports:

- **ACC** – Members requested the ACC Committee review the property on Windbreaker to ensure it was completed to the plans submitted.
- **Landscape** – No report this period
- **Ponds and Waterways** – Members discussed pond levels dropping significantly after irrigation was shut off. Nickle to ask Arnell about additional pump to assist with water flow.
- **Social** – No report.

Management Report:

- **CCR Compliance** – Sentry Management is conducting weekly drive throughs to identify infractions. Members reviewed the report this period.

Old Business:

- **Ratification of electronic votes** – Members ratified the following votes conducted outside the regular meeting. M/S/Passed. (Dilibert/Mahoney; passed)
 - 9/20/19 – Vote to approve Syringa to test irrigation drip lines and make repairs as needed after ITP performed work to grind out stumps and disturbed the lines
 - 10/2/19 – Vote to approve Aquatechnex to replace aerator on North side of Pond 2 up to \$300
 - 10/4/19 – Vote to allow Par 3 Landscape to submit bids for 2020 Landscape RFP
 - 10/7/19 – Vote to approve winterizing the pumps after irrigation is shut off rather than after Thanksgiving

- Fining Process/Enforcement Resolution – Tabled. No action taken at this time.
- ACC Fee Proposal –Tabled. No action taken at this time.
- Legal Counsel – Motion to obtain Terry Copple with Davison, Copple, Copple, & Copple, LLP for legal counsel. M/S/Passed (Zambukos/Mahoney)
- Violation Letter Verbiage – McCurdy discussed alternative options for sending out custom worded letters to homeowners. No action taken at this time.

New Business:

- 2020 Budget – Members reviewed drafted budget. Will hold an additional meeting to approve budget. No action taken at this time.
- 2020 Landscape RFP Comparisons – Members discussed five bids obtained by Sentry Management. Motion to accept bid submitted by Franz Witte. M/S/Passed (Mahoney/Walsh; passed)
- Common Area Contracts
 - Pond Maintenance – Tabled. No action taken at this time.
 - Pump Maintenance – Motion to move maintenance to Precision Pump. M/S/Passed (Mahoney/Walsh; passed)
 - We-Rent-Goats – Motion to approve use of goats as landscape maintenance tool in Phases 1 & 2 at \$7500 and table bid for area around Kirkham Lake. M/S/Passed (Walsh/Mahoney; passed)

Next Meeting Date: October 29, 2019 at 5 pm.

There being no further business, the meeting was adjourned at 8:28 pm.

Executive Session – 8:30 pm – 8:58 pm

These minutes were prepared by Caia McCurdy of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Mace River Ranch Homeowners Association on December 3, 2019.



 Cindy Walsh, President
 Mace River Ranch Homeowners Association

12/3/19

 Date