

Mace River Ranch Homeowners Association
Board of Directors Special Meeting – Budget Preparations
Sentry Management Offices
October 29, 2019

Minutes

The meeting of the board was called to order at 5:05 pm.

Attendees: Directors present: Cindy Walsh, John Dilibert, Karen Mahoney, and Hal Nickle
Directors absent: Andrea Zambukos

Guests present:

Joe Gruber with Franz Witte, Mace River Ranch Estates Board, and Sentry Management Representative Caia McCurdy were also present.
There was a quorum established to conduct business.

Guest Speakers – Joe Gruber with Franz Witte and the Board went through the Scope of Work outlined in the Landscape RFP and made adjustments to the contracted services requested.

Old Business:

- Master Association Dues Increase – Motion to approve an increase in assessments by 10% and an increase in the irrigation assessment to ensure appropriate funding for the HOA to be sustainable. M/S/Passed (Walsh/Nickle; passed)
- 2020 Budget Review – Board reviewed adjusted budget. Motion to approve the 2020 budget with a 10% increase in assessments as presented. M/S/Passed (Walsh/Dilibert; passed)
- MRR Contracts – Members reviewed Association's contracts.
 - Pond Maintenance – Members discussed the three bids obtained. Motion to accept the bid submitted by EcoLake for 2020 pond maintenance. M/S/Passed (Walsh/Dilibert; passed)
 - We-Rent-Goats – Motion to deny the use of goats as a landscaping maintenance tool in Phase 5 around Kirkham Lake. M/S/Passed (Dilibert/Nickle; passed)
- Pond Levels – Motion to de-winterize the small pump and turn it on through mid-December to allow the water levels to raise. M/S/Passed (Walsh/Nickle; passed)

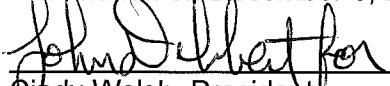
New Business:

- Maintenance Responsibilities of Master vs Estates Sub-Association – Both Master and Estates Boards discussed the verbiage outlined in the CC&Rs regarding maintenance responsibilities in the Associations. Motion to seek a legal opinion from Copple and split the fees 50/50 between both associations. M/S/Passed (Walsh/Nickle; passed)
- Irrigation Maintenance Costs – Motion to have the Master Association cover all costs associated with the irrigation since all homeowners pay into the Irrigation Assessment collected by the Master Association. M/S/Passed (Walsh/Dilibert; passed)

Next Meeting Date: December 3, 2019 at 6 pm.

There being no further business, the meeting was adjourned at 7:48 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