

Mace River Ranch Homeowners Association
Board of Directors Business Meeting
Teleconference via GoToMeeting
December 16, 2020

Minutes

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

Attendees: Directors present: Lori Joy, Barry Plunkett, Harry Boyd, and John Dilibert
Directors absent: Hal Nickle

Guests present:

Sentry Management Representative Caia McCurdy were also present.
There was a quorum established to conduct business.

Homeowner Forum – Homeowner inquired about placing garbage cans around the subdivision to help encourage pet owners to pick up and throw away pet waste.

Approval of Meeting Minutes:

Motion to approve November 2020 meeting minutes as presented. M/S/P
(Boyd/Plunkett; passed, 4-0 vote)

Financials:

Motion to approved year to date financials for the month of November 2020. M/S/P
(Plunkett/Boyd; passed, 4-0 vote)

Members reviewed accounts receivable list.

Committee Reports:

- **ACC** – No outstanding requests, discussed need for replacement of landscape architect on Committee to review new build plans.
- **Landscape** – Plunkett has been working with Boise Tree to create comprehensive plan for tree trimming. Members discussed options for cattail maintenance with Franz Witte, as well as, geese deterrents around the ponds.
- **Ponds and Waterways** – Boyd shared findings from meeting with Dr. Robert Tiedemann, representative from BREN, about the nature preserve area. Boyd will continue to work with BREN to develop plan and work with landscape architects.
- **Social/Communications** – No report this period.
- **Finance** – No report this period.

Management Report:

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions.

Old Business:

- Ratification of electronic votes – Motion to ratify the following votes taken outside the regular business meeting. M/S/P (Plunkett/Boyd; passed, 4-0 vote)
 - 12/3/20 Approval for EcoLake to diagnose Pond 3 waterfall for \$100
 - 12/4/20 Approval of 2021 Franz Witte Landscape Contract as presented
 - 12/9/20 Approval for SmithKnowles to send Master response to MRR Phase 4 (Dilibert recused from vote)
 - 11/18/20 Motion to make the three new Board Member terms each 2 years in length. M/S/P (Joy/Plunkett; passed)
 - 11/18/20 Motion to adopt language from approved resolution regarding composition of Master board as follows: Board Composition: At all times, the

Master Association Board shall be composed of a majority of Directors who are not members in the Phase 4 Sub-Association. The Phase 4 Sub-Association shall have one director position reserved for it on the Board, provided that, if no member of the Phase 4 Sub-Association runs for the position it may be filled by another Master Association member. No owner shall serve on the Phase 4 Board and the Master Board at the same time. M/S/P (Joy/Plunkett; Dilibert opposed; passed)

- Outstanding Item List – Members reviewed outstanding items.
 - EcoLake Bids – Members determined no additional action would be taken on overdue maintenance bid since it will be covered and budgeted for moving into 2021.
 - Pond 3 Waterfall – McCurdy to ask EcoLake for more detail relating to the cause for the electrical issues with waterfall.
 - Reserve Study – **Motion** to approve North Star Reserves to update reserve study for \$630. M/S/P (Plunkett/Boyd; passed, 4-0 vote)
 - Creation of Maintenance Plan – Board will continue working on creating plans.
 - Pond Stocking of Fish – Boyd to work with Nickle to review options. Tabled until Spring.
- Action Item List – Members reviewed outstanding items.
 - Pond Maintenance Contract – Waiting for vendor.
 - Lighting Maintenance – Members discussed reimbursement to Dilibert for cost of front entry light bulb replacement.

New Business:

- Common Areas – Members reviewed concerns with common areas.
 - Franz Witte Pond 6 Landscape Completion Bid – Members discussed south bank of Pond 6 and options for improving the area. **Motion** to approve Franz Witte to install irrigation lines and sprinklers around southern bank of Pond 6 for \$6,000. M/S/P (Boyd/Plunkett; passed, 4-0 vote)
 - Franz Witte Snow Contract – **Motion** to approve the 2020-2021 Franz Witte Snow Contract as presented. M/S/P (Plunkett/Dilibert; passed, 4-0 vote)
- Irrigation Reserve Funding – Members reviewed year to date irrigation expenses.
 - **Motion** to approve transferring \$6,124.51 from operating to restricted irrigation reserve. M/S/P (Boyd/Dilibert; passed, 4-0 vote)
 - **Motion** to approve opening a separate Union Bank Operating account for irrigation assessment. M/S/P (Boyd/Plunkett; passed, 4-0 vote). Members determined the separation of accounts would provide more detailed information relating to irrigation expenses.

Executive Session:

Not necessary this period.

There being no further business, the meeting was adjourned at 7:47 pm.

Next Meeting Date: January 19, 2021 at 6 pm – Teleconference via GoToMeeting

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.

Harry Boyd

Secretary
Mace River Ranch Homeowners Association

05/13/2021

Date