

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting**
Teleconference via GoToMeeting
April 21, 2020

Minutes

The meeting of the board was called to order at 6:06 pm.

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

Guests present:

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

Homeowner Forum – No forum at this time.

Approval of Meeting Minutes:

Motion to approve February 2020 meeting minutes as presented. M/S/P
(Walsh/Mahoney; passed)

Motion to approve March 2020 meeting minutes as presented. M/S/P
(Walsh/Zambukos; passed)

Financials:

Motion to approve year to date financials for the month of February 2020. M/S/P
(Mahoney/Walsh; passed)

Motion to approve year to date financials for the month of March 2020. M/S/P
(Mahoney/Nickle; passed)

Members reviewed accounts receivable report.

Committee Reports:

- **ACC** – No report this period.
- **Landscape** – Walsh to be Board liaison for Committee and will work to help get Committee functioning.
- **Ponds and Waterways** – EcoLake has completed approved maintenance work including Pond 6 fountain repair. EcoLake provided bid to clean up leftover cattail debris for \$150 per pond. **Motion** to approve EcoLake to clean debris out of ponds not to exceed \$800. M/S/P (Nickle/Mahoney; passed)
- **Social** – No report this period.

Management Report:

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

Old Business:

- Ratification of electronic votes – Members ratified the following votes conducted outside the regular meeting. M/S/P (Dilibert/Walsh; passed)
 - 3/26/20 – Vote to approve taping off playground and docks on Pond 6 due to COVID-19 concerns
 - 3/26/20 – Vote to approve the additional \$105 to the Precision Pump maintenance contract for a total of \$1455

- 3/26/20 – Vote to approve water quality testing of Pond 6 for e-coli to begin in April rather than May
- Action Item List – Members reviewed items. No action taken at this time.

New Business:

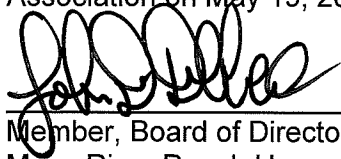
- Amended 2020 Budget – Members discussed updates to budget. **Motion** to approve amended budget as presented. M/S/P (Walsh/Nickle; passed)
- Common Area by Path – Members discussed the common area behind 1005 S Heron Pointe and reviewed topography information provided by Franz Witte. **Motion** to approve seeking legal opinion from Terry Copple regarding concerns about over watering. M/S/P (Mahoney/Walsh; passed)
- Signage Around Pond 6 – Tabled. No action taken at this time.
- Pool/Clubhouse Opening – Opening of the pool will be postponed until Stay At Home Order is lifted and more information is provided by the CDC and other governing bodies. **Motion** to suspend clubhouse cleaning until COVID-19 concerns are addressed. M/S/P (Walsh/Mahoney; passed)
- Estates Entrance Landscaping – The Estates Board of Directors would like permission to clean up the common area inside the gated entrance and install additional landscaping at the cost of the Estates. Members reviewed and approved the project.

Next Meeting Date: May 19, 2020 at 6pm – Teleconference via GoToMeeting

There being no further business, the meeting was adjourned at 8:24 pm.

Executive Session – Not necessary

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 May 19, 2020.



Member, Board of Directors
Mace River Ranch Homeowners Association