

**Mace River Ranch Homeowners Association**  
**Board of Directors Business Meeting**  
Teleconference via GoToMeeting  
August 18, 2020

Minutes

The meeting of the board was called to order at 6:02 pm.

**Attendees:** Directors present: Lori Joy, Barry Plunkett, Harry Boyd, John Dilibert, Hal Nickle  
Directors absent: None

Guests present:

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

**Homeowner Forum** – None this period.

**Approval of Meeting Minutes:**

**Motion** to approve July 2020 meeting minutes as presented. M/S/P

(Plunkett/Boyd; passed, 5-0 vote)

**Motion** to approve July 29, 2020 special meeting minutes as presented. M/S/P

(Plunkett/Boyd; passed, 5-0 vote)

**Financials:**

**Motion** to approve year to date financials for the month of July 2020. M/S/P

(Boyd/Nickle; passed, 5-0 vote)

Members reviewed accounts receivable list.

**Committee Reports:**

- **ACC** – Members reviewed status of current projects and discussed need to fill empty chair.
- **Landscape** – Plunkett advised of multiple irrigations issues; however, Franz Witte has been resolving quickly and things around the community are doing well.
- **Ponds and Waterways** – Nickle reported aerators in Pond 7 are down due to burned out motors. Historically, these have been replaced nearly every year. Members reviewed bids from EcoLake to repair aerators or modify housing. No action taken as more information is required. Nickle provided additional updates about Pond 5 fountain and Pond 12 sprayer/hydromixer.
- **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 – **Motion** to ratify the following votes conducted outside the regular meeting. M/S/P (Boyd/Plunkett; passed, 5-0 vote)
  - 7/24/20 – Approval for Gardner to install approx. 40 ft of fence, at their expense, in common area along Mace Rd and Pond 12, as originally depicted in the DA
  - 8/6/20 – Approval to obtain SmithKnowles as counsel to provide clarification of Master and Sub Association responsibilities and funds for services

- Common Areas – Members reviewed items.
  - Exterior Window Cleaning Clubhouse – **Motion** to table item until 2021 due to budget constraints. M/S/P (Nickle/Boyd; passed, 5-0 vote)
  - Pond 6 Recreation – **Motion** to approve Resolution 2020-1 Recreation on Ponds. M/S/P (Plunkett/Dilibert; passed, 5-0)
  - Dead Trees – **Motion** to clean cut and remove two dead trees (Mace Rd berm by Pond 12 and Greenbelt Connector) not to exceed \$500. M/S/P (Dilibert/Nickle; passed, 5-0 vote)
- Action Item List – Members reviewed items.
  - Committees – Members approved Committee Scopes and drafted Committee Interest Form. Send information out to homeowners asking for volunteers.

#### **New Business:**

- Pool & Clubhouse – Members reviewed concerns with pool & clubhouse use.
  - End of Season/Closing Date – The pool will be heated until September 13<sup>th</sup> and the last day the pool will be open for use is Sunday, September 20<sup>th</sup>.
- Common Areas – Members reviewed concerns with common areas.
  - Tree Replacement – Members reviewed bids provided by Franz Witte – requesting location map and priority list for trees.
  - Pond 9 Shrub Removal Bid – Tabled.
  - Back Forty Drain – Tabled. McCurdy to ask Franz to check if drain is blocked or if reducing water will solve flooding issue.
  - Holiday Lighting Contract – After hearing homeowner feedback, the Board will bid out the holiday lighting contract for 2020. McCurdy to get bids.
- Rules & Regulations Policy – Members discussed the possibility of turning the project over to a committee. Tabled at this time.
- Signage in Neighborhood – Members reviewed HB 503 regarding political signs and flags. Dilibert to review applicable county ordinances. McCurdy to draft resolution to adhere to new guidelines.
- Geese Management – E Coli testing is still being conducted in Pond 6. Members will include information link about legal harassing in community update to homeowners.

#### **Executive Session:**

Called to order at 8:16 pm, adjourned at 8:47 pm.

- Members discussed opinion received from legal counsel on Master vs Sub Association responsibilities.

There being no further business, the meeting was adjourned at 8:48 pm.

**Next Meeting Date:** September 15, 2020 at 6pm – 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 on September 15, 2020.

*Harry Boyd*

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Secretary  
Mace River Ranch Homeowners Association