

Mace River Ranch Homeowners Association
Board of Directors Business Meeting
Teleconference via GoToMeeting
September 15, 2020

Minutes

The meeting of the board was called to order at 6:04 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 August 2020 meeting minutes as presented. M/S/P
(Dilibert/Boyd; passed, 5-0 vote)

Financials:

Tabled unreconciled year to date financials for the month of August 2020.
Members reviewed accounts receivable list.

Committee Reports:

- **ACC** – Members reviewed status of current projects.
- **Landscape** – Plunkett advised of meeting with Franz Witte to discuss 2021 contract. Plunkett has also been working with the Landscape Committee. New contract should be ready to review by October meeting.
- **Ponds and Waterways** – Nickle reported status of ponds and work with EcoLake. Nickle proposed reduced watering through community to help fill Pond 6 and sustain water levels. EcoLake will be testing fountains running half 24/7 to determine if constant operation will decrease sludge in ponds, will report results next meeting. **Motion** to approve EcoLake to replace contactors and rewire sprayer on Pond 6 for \$650. M/S/P (Nickle/Boyd; passed, 5-0 vote)
- **Social/Communications** – Communications Committee is working on developing a platform for a community newsletter.
- **Finance** – Boyd advised of areas where the HOA has overspent on current budget. Suggested Board drafting a letter to educate homeowners on expenses of the HOA and need for increase, etc. Members also discussed getting a bid to update the reserve study.

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, 4-0 vote – Dilibert abstain)
 - 8/22/20 – Motion: Given the Master Association continues to be denied access to the Phase 4 ponds and surrounding landscape that it is paying for, the Master

Board reverses the decision of the previous Board to pay for the landscaping and electrical costs related to the Phase 4 ponds, effective August 31, 2020

- 9/7/20 – Vote to have EcoLake repair aerators in Pond 7
- Holiday Lighting Contract – Waiting on bids, no action taken at this time.
- Signage Resolution – Tabled, no action taken at this time.
- Action Item List – Members reviewed items.

New Business:

- Common Areas – Members reviewed concerns with common areas.
 - Tree Removal/Replacement Bids – Members reviewed tree location map provided by Franz Witte. **Motion** to approve removal of three (3) trees due to insect damage. M/S/P (Nickle/Boyd; passed, 5-0 vote)
 - Pond 5 Aerators Solution – Members discussed alternatives to decrease probability of homeowners tampering with aerators on Pond 5.
- ACC Member Appointment – **Motion** to appoint Mario Joy to Architectural Control Committee. M/S/P (Plunkett/Boyd; passed, 4-0 vote, L Joy abstained)
- 2021 Budget Prep – McCurdy presented draft budget. Members reviewed. Tabled, to be discussed further at budget meeting October 8, 2020.
- Bylaws Amendment (Concurrent Terms) – Members discussed possibility of amending Bylaws to include stipulation on concurrent terms. McCurdy will make adjustments to Intent to Candidate form for future elections. No action taken at this time.

Executive Session:

Called to order at 8:45 pm, adjourned at 9:10 pm.

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

There being no further business, the meeting was adjourned at 9:10 pm.

Next Meeting Date: October 20, 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 October 30, 2020.

Harry Boyd

Secretary
Mace River Ranch Homeowners Association