

Mace River Ranch Homeowners Association
Board of Directors Business Meeting
Teleconference via GoToMeeting
January 19, 2021

Minutes

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

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

Guests present:

Sentry Management Representatives Caia McCurdy and Dianne Donnelly were present.

Guest Presenter Rob Tiedemann, BREN

There was a quorum established to conduct business.

Homeowner Forum – A preliminary discussion of a memorial bench that had been placed behind pond 6. Board is going to give thought to the best way to handle this delicate situation.

Approval of Meeting Minutes:

Motion to approve December 2020 meeting minutes as presented. M/S/P
(Boyd/Joy; passed, 5-0 vote)

Financials:

Motion to approve year to date financials for the month of December 2020. M/S/P
(Boyd/Plunkett; passed, 5-0 vote)

Members reviewed accounts receivable list. Motion to approve intent to lien on delinquent account. (Plunkett/Nickle; passed 5-0 vote)

Committee Reports:

- **ACC** – Two requests submitted, pending.
- **Landscape** – Plunkett continuing to work with Boise Tree. Motion to approve having Franz Witte test existing irrigation lines by pond 6 at a cost of \$350. (Plunkett/Boyd; passed 5-0 vote)
- **Ponds and Waterways** – Boyd discussed waterfall breaker continuing “popping” at pond 3. Ecolake to look at issue and diagnose.
- **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 (Joy/Plunkett; passed, 3-0 vote with Nickle absent for medical reasons, and Dilibert recusing himself)
 - 12/21/20 Approval for Amendment to be sent to community for vote
- Outstanding Item List – Members reviewed outstanding items.
 - EcoLake Contract – Motion to approve Ecolake pond maintenance contract for ponds 1-7 excluding cattail removal. M/S/P (Boyd/Plunkett, passed, 4-1 vote, Dilibert opposed)

- Franz Witte: Cattails - Motion to approve Franz Witte bid to remove cattails on ponds 4, 5, and 6 for \$4,636.50. M/S/P (Boyd/Plunkett, passed, 5-0 vote).
- Boise Tree Proposal – Motion to approve Boise Tree to prune trees in common area, excluding mow strips. M/S/P (Boyd/Joy; passed 4-1, Dilibert opposed)

New Business:

- Entrance repair – Motion to approve repairs to be done that were a result of car accident. M/S/P (Dilibert/Boyd; passed, 5-0 vote)

Executive Session:

Not necessary this period.

There being no further business, the meeting was adjourned at 8:02 pm.

Next Meeting Date: February 16, 2021 at 6 pm – Teleconference via GoToMeeting

These minutes were prepared by Dianne Donnelly of Sentry Management as the managing agent, approved by me, and accepted by the Board of Directors of Mace River Ranch Homeowners Association.

02/05/2021

Harry Boyd

Secretary
Mace River Ranch Homeowners Association

Date