

**Mace River Ranch Homeowners Association**  
**Board of Directors Business Meeting**  
Teleconference via GoToMeeting  
February 16, 2021

Minutes

The meeting of the board was called to order at 6:22 pm.

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

Guests present:

Sentry Management Representative: Dianne Donnelly

There was a quorum established to conduct business.

**Homeowner Forum** – None this period

**Approval of Meeting Minutes:**

**Motion** to approve January 2021 meeting minutes as presented. M/S/P  
(Plunkett/Nickle; passed, 5-0 vote)

**Financials:**

**Motion** to approve year to date financials for the month of January 2021. M/S/P  
(Boyd/Plunkett; passed, 5-0 vote)

Members reviewed accounts receivable list.

**Motion** to send Intent To Lien to 2 delinquent homeowners. M/S/P (Boyd/Plunkett; passed, 5-0 vote)

**Committee Reports:**

- **ACC** – Reviewed recent requests and the need for more guidance to homeowners submitting ACC Requests in the future.
- **Landscape** – Plunkett reviewed the following items: Boise Tree and work they have scheduled for early March; Franz Witte and a pressure check at Pond 6; the ditch and whether it's ready for Spring water flow, whether it will need cleaned out this year; The release gate at Pond 6 needing cleaned out.
- **Ponds and Waterways** – Nickle discussed Ponds 3 and 5, the coverage under warranty; treatments for the ditch, and that Brandon from Ecolake agreed that we are in year 2 of a 3-year contract.
- **Social/Communications** – No report this period.
- **Finance** – Boyd reported that the decision was made to wait on having Reserve Study updated at this time.

**Management Report:**

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions. Parking issues were discussed regarding homeowners parking on the street.

**Old Business:**

- Ratification of electronic votes – Motion to ratify the following votes taken outside the regular business meeting. M/S/P (Boyd/Plunkett; passed, 5-0 vote)
  - 2/1/21 Vote to approve sending Ecolake electrician to check power source at Pond 3 waterfall, max of \$300.00
- Outstanding Item List – Members reviewed outstanding items.
  - EcoLake Contract – Still under review by the Members.

- Boise Tree Schedule – Discussed them having MRR on their schedule first week of March.

**New Business:**

- Annual Meeting- Discussion and decision to wait until March meeting to see where Covid restrictions, etc. are at that time.

**Executive Session:**

Not necessary this period.

There being no further business, the meeting was adjourned at 6:53 pm.

**Next Meeting Date:** March 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.

*Harry Boyd*

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Secretary  
Mace River Ranch Homeowners Association

05/13/2021

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Date