

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting**

Teleconference
April 20, 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 Representative: Dianne Donnelly

There was a quorum established to conduct business.

Homeowner Forum – No Homeowners present this session.

Approval of Meeting Minutes:

Motion to approve March 2021 meeting minutes as presented. M/S/P
(Plunkett/Boyd; passed)

Financials:

Motion to approve year to date financials for the month of March 2021. M/S/P
(Boyd/Nickle; passed)

Members reviewed accounts receivable list. Sentry to research ability to send past due homeowners to collections and irrigation notice process.

- Discussed invoice sent to Don Neuman for half of some irrigation/beaver dam resolution. Sentry to follow up in 30 days and Sentry to re-invoice Phase 4 for Master payments made related to Phase 4 waterfall, etc.
- Board approved Sentry to schedule playground inspection.

Committee Reports:

- **ACC** – Discussion of invoking \$2,000 deposit for ACC requests in reference to re-models/home additions.
- **Landscape** – Plunkett reviewed the following items: Tree report and beaver activity. There has been beaver activity on north side of pond 6 resulting in a couple trees coming down. Proposal to wrap trees with wire to protect from beavers. **Motion** to approve spending \$800 to wire wrap trees. M/S P (Boyd/Plunkett; passed) A discussion of possibly having homeowners assist in planting color to save on cost to HOA.
- **Ponds and Waterways** – Nickle discussed a pond 3 update. He will follow up with Brandon at Ecolake regarding alternatives for resolution of that issue. A discussion of pond 6 release gates and water levels being high; possible solutions and plan to have Franz Witte look at issue. The burning of cattails was mentioned and the cost savings to the Association.
- **Social/Communications** – No report this period.
- **Finance** – No report at this time.

Management Report:

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions. Discussion about tarps being hung on wrought iron fencing and violations regarding signs in yards. Discussion of 2 empty lots; Sentry to contact owners about time limits for construction.

Old Business:

- Ratification of electronic votes – **Motion** to ratify the following votes taken outside the regular business meeting. M/S/P (Plunkett/Boyd; passed)
 - 3/18/21 **Motion** to create MRR Advisory Committee consisting of three members from the Master Association and three members from the Sub-Association. **Motion** to send communication to the community regarding creating advisory committee. No vote from Dilibert.
 - 4/8/21 **Motion** to send communication to Phase 4 Board explaining process of Advisory Committee selection. No vote from Dilibert.
 - 4/9/21 **Motion** to approve ACC proposal regarding in-ground pools requiring \$2,000 deposit.
- Outstanding Item List – Members reviewed outstanding items.
 - Discussion of parking issues near P4 mail kiosk. Sentry to get bids on a couple signs for that area.
 - Sentry to research quotes to replace sign taken down at ditch rider's request.

New Business:

- Annual Meeting- Plans being made and residents to receive packet in mail this week. Discussion of using pool deck versus parking lot to accommodate attendees. Notice planned to send to all residents prior to meeting reminding about bringing chairs, social distancing, etc.

Executive Session:

Not necessary this period.

There being no further business, the meeting was adjourned at 7:08 pm.

Next Meeting Date: May 18, 2021 (Annual Meeting) at 6 pm – MRR Clubhouse

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
Secretary
Mace River Ranch Homeowners Association

05/13/2021
Date