

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

Virtual Meeting 6pm  
August 17, 2021

Minutes

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

**Attendees:** Directors present: Lori Joy, Barry Plunkett, Harry Boyd, Barry Hedberg, and Derek Nalewajko

Guests present:

Sentry Management Representative: Dianne Donnelly

Homeowners present: Multiple homeowners signed in to virtual meeting.

There was a quorum established to conduct business.

**Homeowner Forum –**

- Questions and discussion about ditch cleaning, restoring flow, along with beaver issue and nutsedge issues/treatment.

**Approval of Meeting Minutes:**

- **Motion** to approve July 2021 meeting minutes as presented. M/S/P
  - (Hedberg/Plunkett; passed)

**Financials:**

- **Motion** to approve July financials as presented. (Hedberg/Boyd; passed)
- Members reviewed accounts receivable list.
- Fine Schedule – Boyd reviewed a proposed fine schedule, and discussed pros and cons. Board to consider appointing a homeowner group to finalize.
- **Motion** to approve a committee chair having the ability to approve charges related to their specific committee up to \$1,000- (Hedberg/Boyd; passed)

**Committee Reports:**

- **ACC – Motion** to send letter to Lone Hollow homeowners requesting a survey be performed to verify if common area is involved. A request will be made for homeowners to change grass to match rest in common area. (Boyd/Hedberg; passed)
- **Landscape** – Plunkett answered questions about cattails and reported the plan to spray in the Fall. The Landscape Committee is having their first official meeting this month.
- **Ponds and Waterways** – Boyd discussed the water district update regarding how much more water community should expect this season. Ecolake reporting receiving equipment for aerator install in next week.
- **Social/Communications** – None this period.
- **Pool/Clubhouse** - Nalewajko discussed new system to keep chemicals secure, getting bid for new umbrellas, and heater leak. **Motion** to approve ordering new heater. (Boyd/Hedberg; passed) **Motion** to approve changing clubhouse reservation fee to \$90 to cover cost of cleaning after events.(Nalewajko/Boyd; passed) Confirmation that Labor Day will be the last day pool is open for the season.

**Management Report:**

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions.

**Old Business:**

- Ratification of electronic votes – 8/15/21 **Motion** to approve expense to repair pool filter. (Nalewajko/Plunkett; passed)
- Outstanding Item List –None this period.

**New Business:**

- Advisory Committee Update – To be discussed in Executive Session
- Artificial Grass –\_Boyd discussed the possibility of artificial grass in homeowner's backyards.
- Sign Resolution Discussion– Motion to approve Sign Resolution (Boyd/Hedberg; passed)

**Executive Session:** Discussion with Advisory Committee about their plan to present to the community.

There being no further business, the meeting was adjourned at 9:17 pm.

**Next Meeting Date:** September 21, 2021 at MRR Clubhouse/possibly virtual

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.

10/20/2021

*Harry Boyd*

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Secretary  
Mace River Ranch Homeowners Association

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Date