

**Mace River Ranch Homeowners Association**  
**Board of Directors Business Meeting**  
MRR Clubhouse  
July 20, 2021

Minutes

The meeting of the board was called to order at 6:18 pm.

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

Guests present:

Sentry Management Representative: Dianne Donnelly

Homeowners present: Hal Nickle, Mario Joy, and Suzanne Nalewajko

There was a quorum established to conduct business.

**Homeowner Forum –**

- None this period.

**Approval of Meeting Minutes:**

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

**Financials:**

- **Motion** to approve June financials as presented. (Boyd/Hedberg; passed)
- Members reviewed accounts receivable list.
- Fine Schedule – Boyd reviewed a proposed fine schedule, and discussed pros and cons. Board to get advice from attorney and discuss at next meeting.

**Committee Reports:**

- **ACC** – a few pending requests were mentioned
- **Landscape** – Plunkett reported on a broken control box past the Estates entrance along Mace Rd. Waiting for a response from Digline.
- **Ponds and Waterways** – Boyd discussed current state of ponds and any immediate issues..
- **Social/Communications** – Beth Johnson proposing the community join in National Night Out in August.
- **Pool/Clubhouse** - Nalewajko discussed how new pool vendor is doing and that the pump has been fixed. Discussion of new umbrellas for the pool. **Motion** to decrease the cleaning contract. (Hedberg/Boyd; passed)

**Management Report:**

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions.
- **Motion** to approve window cleaning bid. (Nalewajko/Joy; passed) A decision was made to hold off re-staining wood on clubhouse and re-stripping lines in parking lot until budget permits.

**Old Business:**

- Ratification of electronic votes – None this period.
- Outstanding Item List –None this period.

**New Business:**

- Advisory Committee Update – To be discussed in Executive Session
- Attorney Communication Discussion – Board agreed that Joy would continue to communicate with attorney, but would copy entire Board.
- Sign Resolution Discussion – Board discussed the possibility of adopting a Board Resolution regarding signs in the community.

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

There being no further business, the meeting was adjourned at 9:20 pm.

**Next Meeting Date:** August 17, 2021 at 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.

08/24/2021

*Harry Boyd*

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Secretary  
Mace River Ranch Homeowners Association

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Date