

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

Teleconference
June 16, 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: Michael Douglass and Suzanne Nalewajko

There was a quorum established to conduct business.

Homeowner Forum –

- Mr. Douglass discussed his concerns related to the harassment of geese around the ponds. The Board will get additional information and clarify policies from Fish and Game. Information will be sent out to the community.

Approval of Meeting Minutes:

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

Financials:

- May financials were discussed, and will be approved at July 2021 meeting.
- Members reviewed accounts receivable list. Sentry gave details on each account.
Motion to have Sentry automatically send Intent to Liens on accounts 60 days past due. M/S/P (Hedberg/Boyd; passed)

Committee Reports:

- **ACC – Motion** to appoint Suzanne Nalewajko and Nancy Sharp to the ACC Committee. M/S/P (Plunkett/Hedberg; passed)
- **Landscape** – Plunkett reviewed the following items: Sand traps and the maintenance of them. Bollards and information received about installation.
- **Ponds and Waterways** – Boyd discussed water rights, maintaining ditches, and the responsibilities we have as an association. The fact that Mace River Ranch's water has been reduced to 60%. A discussion of netting on storm sewer grates to protect things from flowing into ponds.
- **Social/Communications** – No report this period.
- **Pool/Clubhouse** - Nalewajko discussed many safety concerns at pool. Discussion of broken furniture in the clubhouse and umbrellas needing replaced in pool area. Cleaning contract to be reviewed and reduced at a savings to the association. **Motion** to have regulator looked at. M/S/P (Hedberg/Plunkett; Passed) **Motion** to discontinue large trash bin near clubhouse. M/S/P (Nalewajko/Hedberg; passed) **Motion** to terminate contract with Deep Kleen for pool services. M/S/P (Hedberg/Plunkett; passed) **Motion** to contract with Absolute Pools for pool services. M/S/P (Boyd/Plunkett; passed)

Management Report:

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions. Discussion about estimates Sentry has received for parking lot

striping, window cleaning, re-staining of wood on exterior of clubhouse, and several needed signs. Update on front entrance damage.

Old Business:

- Ratification of electronic votes – **Motion** to ratify the following votes taken outside the regular business meeting.
 - 4/22/21 **Motion** to amend bylaw language that memorializes previous action taken by board regarding staggered terms per member's suggestion at the annual meeting, and make-up of the master board dated 11/18/20. M/S/P (Boyd/Plunkett; passed).
 - 6/7/21 **Motion** to approve \$90 service charge to program re-start feature on waterfall. M/S/P (Hedberg/Plunkett; passed)
 - 6/7/21 **Motion** to approve spending up to \$4,000- with Absolute Pools to replace pump motor at pool, and approximately \$300- for larger chlorinator tablet feeder. M/S/P (Hedberg/Boyd; passed)
- 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: None this period.

Executive Session: Discussed AR Report.

There being no further business, the meeting was adjourned at 8:25 pm.

Next Meeting Date: July 20, 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.

07/24/2021

Harry Boyd

Secretary
Mace River Ranch Homeowners Association

Date