

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting**
Mace River Ranch Clubhouse 6pm
October 19, 2021

Minutes

The meeting of the board was called to order at 6:03 pm.

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

Guests present:

Sentry Management Representative: Dianne Donnelly

Homeowners present: Homeowner, Tom Dumont present

There was a quorum established to conduct business.

Homeowner Forum – No questions or concerns this period.

Approval of Meeting Minutes:

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

Financials:

- **Motion** to approve August/September financials as presented. (Boyd/Joy; passed)
- Members reviewed accounts receivable list.
- Fine Schedule – To be discussed at a later date.
- Budget meeting to be scheduled in the near future for 2022.

Committee Reports:

- **ACC-** 4 ACC Requests approved, 2 others waiting for additional information. Discussed creating a resolution pertaining to artificial grass and privacy fences (only along Mace Rd/exterior perimeter), to be discussed/written in near future. Nalewajko mentioned the need to review at the definition of “Improvements” in the governing documents along with variances, and the consideration of neighbor’s views.
- **Landscape** – Plunkett discussed fact that irrigation was turned off 10/18/21 and winterized 10/19/21. Cattails are sprayed in designated areas. Plunkett wants Board to consider adding to budget the \$6,000 to \$7,000 cost involved in remediating them more permanently. We now have a landscape committee consisting of 3 homeowners. Discussion of having someone create a map of community showing all trees, which need replaced, removed, etc.
- **Ponds and Waterways** – Boyd discussed the concerning amount of water Mace had access to this season, and a situation where a tree fell over an intake causing issues and the need to have the intake rebuilt. He believes we should get enough water to fill Pond 6 before season is complete. There are problems with roots and there needs to be a solution found to take care of and clear those out. The reservoirs are low and there is a good chance next year will have similar issues. Boyd discussed an opportunity to purchase water for next year and the Board agreed to discuss and make a decision quickly so that applications could take place. Beavers continue to cause problems. Boyd and Nickle plan to meet with the water master before the end of the season. Plan to invite Ecolake representative to a future Board Meeting to discuss processes and expectations.
- **Social/Communications** – None this period.

- **Pool/Clubhouse** - Nalewajko discussed the new pool heater that has been ordered and Board is hoping it will arrive in time for next pool season. Board requested a notice go out to homeowners updating them on situation.

Management Report:

- CCR Compliance – Sentry Management is conducting contracted drive throughs to identify infractions. Discussion of trailers/campers and whether they should be sent a reminder prior to receiving a violation.

Old Business:

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

New Business:

- Advisory Committee Update – There had been a meeting on 10/18/21 involving the Advisory Committee and both Mace Master Board and The Estates Board.

Executive Session: None necessary this period.

There being no further business, the meeting was adjourned at 7:30 pm.

Next Meeting Date: November 16, 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.

11/19/2021

Harry Boyd

Secretary
Mace River Ranch Homeowners Association

Date