

**Mace River Ranch Homeowners Association
Board of Directors Regular Business Meeting
October 11, 2017**

Minutes

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

Attendees: Directors present: Weston Arnell, Trevor Burdge, John Dilibert, Cindy Walsh, Andrea Zambukos
Guests present: Owners Nickle
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum:

Owners presented concerns regarding the presence of geese in natural areas, shared statistics and research with regard to the geese.

Minutes: Minutes from the September 14, 2017 Board of Directors meeting were approved as presented. M/S/P (Dilibert/Arnell; passed)

Finance: 2017 Financials as of September 30, 2017 were reviewed.

Motion to approve the 2017 Year-to-date financials of September 30, 2017 as presented. M/S/Passed (Walsh/Zambukos; Passed)

Members did not review the Accounts Receivable Report to maintain confidentiality.

Management Report

- CCR Compliance – Parrott submitted a listing of violations since the last meeting.

Committee Reports

- Landscape Committee Report– Chris Rich, the Landscape committee chairperson has resigned. Motion to appoint Karen Smith as Chairperson of the committee. M/S/Passed (Dilibert/Walsh; Passed)
- ACC (Existing Homes) Committee Report – Members discussed recent considerations of wood-burning fire pits. Governing documents do not restrict wood-burning fire pits.

Old Business:

- Acknowledgement of Electronic Votes –
None this period

New Business:

- 2018 Proposed Budget – Master Association – Members agreed to meet on November 6 @ 9:30 am to review and approval a finalized budget.
- Knickrehm Requests –

Water Fountain in pond – Owner Knickrehm proposes a fountain be installed in the pond nearest his home at 950 W BACK FORTY DR. The fountain would be purchased and installed at the expense of the owners around that pond, coordinated by Knickrehm. The fountain will be connected to HOA power source, and the aerators in the pond would be shut off when the fountain is used. Knickrehm will be required to sign a license agreement.

Motion to allow fountain as proposed, holding owner Knickrehm responsible for the maintenance, repair, and removal of the fountain. (Knickrehm can take steps to recover costs from neighbors around the pond as needed.) M/S/Passed (Zambukos/Burdge; Passed)

Trout to stock pond – Owner Knickrehm proposes that the HOA contribute to costs to stock nature park pond and the pond nearest his home at 950 W BACK FORTY DR.

Motion to table the proposal until the 2019 budget season. M/S/Passed (Walsh/Dilibert; Passed)

- Remote Control Boats on Ponds – Members discussed the objections expressed by owners regarding remote control boats on ponds. The issue is tabled with no action at this time. The association’s governing documents do not prohibit the use of electric boats.
- Gemtek Bid to Eradicate Birds – Members reviewed the bid to prevent birds from nesting in the peaks of the clubhouse provided by Gemtek. The issue is tabled with no action at this time.
- Smith Pond Request – Members reviewed owner Smith’s request regarding fescue around ponds. Motion to maintain the common areas around ponds as “natural” in 2018, planning not to mow these areas at all. M/S/Passed (Arnell/Dilibert; Passed)

The next meeting of the Mace River Ranch Homeowners Association Board of Directors will be **Monday, Nov. 6 @ 9:30 am at the Sentry Management office. This meeting is a special meeting, solely dedicated to 2018 budget review and approval.**

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

These minutes were prepared by Tisha Parrott of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Mace River Ranch Homeowners Association on _____, 2017.

Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

Date