

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
April 17, 2018**

Minutes

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

Attendees: Directors present: Trevor Burdge, John Dilibert, Andrea Zambukos
Directors absent: Weston Arnell, Cindy Walsh
Guests present: Todd Justesen of Global Surveillance
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

We Rent Goats Conference Call –

Members determined there was no need to do a conference call with Gabica. Parrott was asked to request the goats be brought back into the neighborhood in early June.

Global Surveillance re: clubhouse doors –

Justesen provided details on the proposed change in door wiring. Members asked questions regarding the proposal.

Homeowner Forum –

There were no owner issues brought forth.

Approval of Meeting Minutes:

Motion to waive the reading of the March 20, 2018 board meeting minutes and to approve those minutes as presented. M/S/Passed (Dilibert/Burdge)

Financials:

Parrott presented financials for the month of March 2018. Parrott did not print a copy of accounts receivable this month, as assessments recently came due. Motion to approve the financials as presented. M/S/Passed (Dilibert/Zambukos)

Management Report:

- CCR Compliance – Sentry is performing regularly scheduled drive throughs in the community. Parrott shared the most recent non-compliance report.

Committee Reports;

- Landscape Committee – No report this period.
- ACC Committee – No report this period.
- Ponds and Waterways Committee – No report this period.

Old Business:

- Members acknowledged the following votes taken outside the regular meeting:
 - 3/28/18 Vote to authorize cost of \$500 to amend bylaws to implement a two-year board term.
- We Rent Goats Return Schedule – Members determined that goats should return in early June. Parrott will contact Gabica.
- Tree choices – Members discussed the recent e-mail sent by Parrot regarding tree options. No action was taken.

New Business:

- Clubhouse Door Adds – Motion to approve the bid in the amount of \$3988 provided by Global Surveillance. Bid includes work to wire front and back doors of clubhouse for key fob entry. M/S/Passed (Zambukos/Burdge)
- Recreation Today Playground Inspection Bid – Motion to approve the bid from Recreation Today in the amount of \$750 to perform annual playground inspection. M/S/Passed (Zambukos/Burdge)
- Proposed Picnic Area – This issue will be tabled until budget season.
- Gates at Subdivision entries off of greenbelt – Members tabled the issue until all members of the board are present for discussion.
- Nature Park Water Fountains – Adjust Schedule? - Motion to temporarily amend fountain working hours from 7 am to 11 pm daily beginning May 1. The board will revisit again during the June meeting. M/S/Passed (Zambukos/Dilibert)
- Bylaws Change – Motion to accept the proposed bylaw change with the following additions (at a minimal legal cost for the change):
 - Board candidates must be in good standing with the association and a property owner may have no pending law suits with the association to be eligible for board candidacy.
 - On page 3, Sect. 4 Election and Term of Office....”The Directors holding seats 1 through 3 shall serve until the annual meeting held in 2018”. Change to 2019.
 - Next sentence....”The directors holding seats 4 and 5 shall serve until the annual meeting held in 2019.” Change to 2020.Members will draw their seat numbers at the next board meeting.
- Maintenance Items – Parrott was asked to obtain bids to stain the exterior wood trim of the clubhouse, and bids window cleaning. Parrott was asked to plan a board member walk through of community in the next three weeks to identify other necessary maintenance items.

Executive Session: No executive session necessary this period.

Next Meeting Date: May 15, 2018 at the Clubhouse.

There being no further business, the meeting was adjourned at 7:12 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 _____, 2018.

Cindy Walsh, Secretary/Treasurer
Mace River Ranch Homeowners Association

Date