

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
August 20, 2019**

Minutes

The meeting of the board was called to order at 6:01 pm.

Attendees: Directors present: John Dilibert, Cindy Walsh, Karen Mahoney, Hal Nickle, Andrea Zambukos
Directors absent: None

Guests present:

Sentry Management Representatives Tisha Parrott and Caia McCurdy were also present.

There was a quorum established to conduct business.

Homeowner Forum –

- Owners along Mace Ranch Way shared concerns regarding sand in the irrigation lines and clogging the filters. Owners asked the Board for a resolution as this has been a timely, recurring issue. (See Owner Issues below regarding Board's solution.)
- Owners expressed concern regarding the weeds (around and in Ponds 6 and 7, the area between homeowners' fences and waterways, and the beach on the west side of Pond 6). Board indicated they are working on a solution and will work with both the Ponds and Waterways Committee and the Landscape Committee to address. The Board indicated they are specifically getting quotes to deal with the issues around Pond 6 – one of them being the use of goats. Homeowners presented expressed concerns about the goats pertaining to the smell, noise, etc...
- Owners also expressed concerns regarding communication from the Board, as well as the Management Company regarding meeting times and things happening in the subdivision.

Landscape Contract – Review with Syringa –

- Board discussed landscape contract and maintenance concerns with Rick Prescott from Syringa. The Board expressed concern regarding the number of weeds prevalent throughout the community, specifically around the ponds, beaches, and common areas.
- Prescott indicated Syringa will be working on the areas around Pond 4 and 7, as well as spraying for clover once temperatures cool. Prescott also indicated the pre-emergent applied this year was not as effective as it could have been. Pre-emergent needs to be watered into the soil after treatment, however, the beds are on a drip irrigation system, which makes it difficult for it to absorb properly. Prescott implied should Syringa maintain the contract into 2020, they will apply the pre-emergent in February so it has more time to absorb into the soil prior to the start of weeds.
- The Board asked for some general bids – cost of mowing and spraying between Pond 6 and canal and the cost of adding new sand to the beach on the west end of Pond 6. It was agreed it would be best to wait until Spring to add new sand. Prescott stated Syringa is willing to treat the area between the canal and Pond 6 in Q4 which should effectively kill most of the weeds. This will be done in conjunction with using a weed whacker to shorten the weeds. The Board is taking this into consideration.

Approval of Meeting Minutes:

Motion to approve July 16 meeting minutes as presented. M/S/Passed (Walsh/Zambukos; passed)

Motion to approve August 6 meeting minutes with amendments. M/S/Passed (Walsh/Zambukos; passed) Dilibert abstained.

Financials:

Parrott presented financials for the month of July 2019. Members reviewed accounts receivable report. Parrott was asked to provide answers regarding financials.

Committee Reports:

- **ACC** – No report.
- **Landscape** – No report.
- **Ponds and Waterways** – Nickle provided report stating the E Coli test has not yet been completed, however, things are going smoothly with the pond maintenance overall. The Board is going to have an E Coli test completed in the next week and requests annual testing earlier in the summer – June time frame.

Nickle indicated some problems in Pond 12 with algae. Nickle stated there was over 1400 lbs of algae removed from the pond recently. Nickle spoke with Aquatechnix and determined there were previous issues with the sprayer and hydromixer. The pond needs circulation to be proactive in continued maintenance.

Nickle advised the aerators are ready to be installed in Ponds 9 and 10. The pond will have three pumps which will hopefully be installed in the next two weeks.

- **Social** – No report.

Management Report:

- **CCR Compliance** – Sentry Management is conducting bi-weekly drive throughs to identify infractions. Members reviewed the report this period.

Old Business:

- Ratification of electronic votes – None this period.

New Business:

Governance

- **Fining Process** – Mahoney will develop and present proposed fining schedule at a later date. No action taken at this time.

Common Areas

- **Landscape Contract RFP** – Board discussed proposed changes with Landscape Committee. Motion to approve RFP and to authorize Sentry to distribute to potential contractors. M/S/Passed. (Zambukos/Walsh; passed) McCurdy/Parrott to send to contractors.
- **Willey email regarding grasses** – No action taken at this time.
- **Bid from Deep Klean to scrub pool tiles post closure** – Motion to approve bid. M/S/Passed. (Dilibert/Nickle; passed)
- **Syringa bids for landscape enhancement** – McCurdy/Parrot to get additional details before continuing. No action at this time.
- **Phase 4 gate stain touch up bid** – Motion to approve bid. M/S/Passed. (Zambukos/Mahoney; passed)
- **Date for pool closure** – Monday, September 23, 2019

- Pool toys – McCurdy will send notification to homeowners to pick up any personal property currently left at pool. In future, any items left when weekly cleaning is complete will be donated or thrown away.
- Goat bid – Board motioned to approve use of goats, with the stipulation the majority from Back Forty neighbors approve. Walsh will contact Gabica regarding potential dates for homeowner education meeting in the next two weeks. M/S/Passed. (Mahoney/Walsh; passed)

Owner Issues

- 842 S Ranch House Way trespass to pool/mail – No action needed.
- Irrigation filter issue – Motion to approve Syringa to install filter flush system for homes along Mace Ranch Wy having issues with sand in irrigation filter up to \$300.00. M/S/Passed. (Mahoney/Zambukos; passed) McCurdy/Parrott to contact Syringa for date and time.

Executive Session – Not necessary.

Next Meeting Date: September 17, 2019 at 6 pm.

There being no further business, the meeting was adjourned at 8:29 p.m.

These minutes were prepared by Caia McCurdy of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Mace River Ranch Homeowners Association on 9/17/19, 2019.



 Cindy Walsh, President
 Mace River Ranch Homeowners Association

9/17/19

 Date