

**Mace River Ranch Homeowners Association  
Board of Directors Business Meeting  
Mace River Ranch Clubhouse  
December 3, 2019**

Minutes

The meeting of the board was called to order at 6:04 pm.

**Attendees:** Directors present: John Dilibert, Karen Mahoney, Hal Nickle, and Andrea Zambukos

Directors absent: Cindy Walsh

Guests present:

Sentry Management Representative Caia McCurdy were also present.

There was a quorum established to conduct business.

**Homeowner Forum** – Dilibert responded to homeowner questions submitted. No action taken at this time.

**Approval of Meeting Minutes:**

Motion to approve October 10, 2019 (budget prep) meeting minutes as presented. M/S/Passed (Mahoney/Nickle; passed)

Motion to approve October 22, 2019 (BOD) meeting minutes as presented. M/S/Passed (Mahoney/Dilibert; passed)

Motion to approve October 29, 2019 (budget/landscape ratification) meeting minutes as presented. M/S/Passed (Dilibert/Nickle; passed)

**Financials:**

McCurdy presented financials for the month of November 2019. M/S/Passed (Mahoney/Zambukos; passed)

Members reviewed accounts receivable report.

**Committee Reports:**

- **ACC** – Members requested the ACC Committee follow up on the property on Windbreaker.
- **Landscape** – No report this period
- **Ponds and Waterways** – Nickle announced the need for additional Committee members. McCurdy will send email blast to homeowners to gauge interest.
- **Social** – No report.

**Management Report:**

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

**Old Business:**

- **Ratification of electronic votes** – Members ratified the following votes conducted outside the regular meeting. M/S/Passed (Dilibert/Mahoney; passed)
  - 11/12/19 – Vote to approve seeking legal opinion regarding maintenance responsibilities of Master vs Sub-Association from Terry Copple. Cost of attorney fees to be split 50/50 with Estates (Zambukos, Mahoney opposed)
- **Enforcement Resolution** – Tabled until January meeting. No action taken at this time.
- **End of Year Wrap Up/Unfinished Business** – None at this time.

**New Business:**

- Maintenance Responsibilities (Cople Opinion) – Members reviewed the legal opinion given by Cople regarding maintenance responsibilities. After discussion, it was determined the RFP needed to be revised. Motion to revise previous RFP to reflect appropriate maintenance responsibilities between associations and resubmit to Franz Witte and Par 3 for bid. M/S/Passed (Mahoney/Dilibert; passed)
- Outdoor Drinking Fountain – Bid from MasterRooter – McCurdy presented the bid from MasterRooter to fix the leak in the outdoor drinking fountain at the Clubhouse. Motion to approve the bid from MasterRooter. M/S/Passed (Mahoney/Zambukos; passed)
- Improving Communication with Homeowners – Members discussed additional ways to improve communication between the Board and homeowners. McCurdy suggested sending out monthly community updates, as well as creating a timeline to set communication standards.
- Geese Maintenance – Members addressed concerns regarding the increased population of geese and waste. Motion to allow Ed Mahoney to purchase at own cost and test Floating Water Unit on Pond 6 to deter geese. M/S/Passed (Zambukos/Nickle; passed, Mahoney abstained)

**Next Meeting Date:** January 21, 2020 at 6pm – Mace River Ranch Clubhouse

There being no further business, the meeting was adjourned at 7:43 pm.

**Executive Session** – Not necessary

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 January 21, 2020.

  
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Cindy Walsh, President  
Mace River Ranch Homeowners Association

  
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Date