

**Mace River Ranch Homeowners Association
Board of Directors Business Meeting
June 18, 2019**

Minutes

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

Attendees: Directors present: John Dilibert, Cindy Walsh, Hal Nickle
Directors absent: Karen Mahoney, Andrea Zambukos

Guests present: Owner Niederhauser, ACC member Holsinger, Landscape Committee members Smith and Bennett
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum – No commentary this period.

Niederhauser ACC Request – Members heard details of Niederhauser request to remove trees on the property at 898 S ISLAND GLENN PL. Members also heard details regarding ACC opinions relating to the request and the reasons for the ACC's decision to ask for a decision from the board.

Landscaping Committee Request – Chairperson Smith presented a proposed plan for thinning trees that should be removed in key locations throughout the subdivision. A bid from Idaho Tree Preservation in the amount of \$2435 for removal of tagged trees and some stump grinding was recommended. The committee also shared a bid for \$3749 for ash borer and other treatments. Since this treatment can't be done until spring, the board recommended that another bid for such treatments be obtained.

Approval of Meeting Minutes:

Motion to waive the reading of the May 2019 board meeting minutes and to approve those minutes with amendments. *M/S/Passed (Walsh/Nickle; passed)*

Financials:

Parrott presented financials for the month of May 2019. Members reviewed accounts receivable report. Motion to approve the preliminary financials as presented. *M/S/Passed (Walsh/Nickle; passed)*

Committee Reports:

- **ACC** - No report
- **Landscape** – No report
- **Ponds and Waterways** – Nickle shared details regarding status of pursuit for aeration in ponds 9 and 10. This project is not budgeted. Members will ask owners along ponds if they are willing to fund this year, or if they prefer to wait until expense is budgeted in future.

Motion to appoint owner Matt Knickrehm to the ponds and waterways committee.
M/S/Passed(Nickle/Dilibert; passed)

- **Social** – No report. Parrott noted that there may be an owner interested in serving as social chairperson. More to come.

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 – Motion to ratify the following votes taken outside of a regular meeting:
 - June 10, 2019 vote to adopt Resolution 2019 – 1 Clubhouse Maintenance fee. M/S/Passed (Dilibert/Walsh; passed)
- Arnell questions regarding CCR changes - Walsh shared questions regarding proposed CCR changes.
 - Prohibitions on Bees – Members authorized Parrott to send the following verbiage back to Arnell. “No beekeeping is allowed on property, including hives, boxes, and production of honey for personal or commercial uses.”
 - Basketball hoops – Members authorized Parrott to send the following restrictions to Arnell. Only permanent hoops permitted where they can be viewed from street. Portable hoops can be utilized in back of property only. No hoop can be installed or utilized anywhere forward of the front of the house.
- Developer Turnover – Motion to recommend developer turnover of the community to the HOA with the following conditions:
 - Developer should install a concrete section of sidewalk between curb and sidewalk leading from street to mail station in Phase 5.
 - Developer should contribute to the HOA the amount necessary to install up to 8 redbark dogwood bushes in the area where noise abatement and privacy screen is being requested by owners surrounding the clubhouse.

New Business:

Governance

- Appointment of Ponds and Waterways Committee Member – See notes above.
- Niederhauser ACC Request – Motion to approve the removal of the proposed trees for the safety of the property and the residents. M/S/Passed (Walsh/Nickle; passed)

Common Areas

- Landscape Committee Proposed Tree Removal – Motion to authorize the proposed expenditure with Idaho Tree Preservation to remove necessary trees and grind some stumps not to exceed \$2435 to be paid from account 6201. M/S/Passed (Dilibert/Walsh; passed) Parrott was asked to obtain another bid for tree treatments.
- Mace Road Sidewalk Widening – Motion to approve the proposed ACHD sidewalk widening. M/S/Passed (Walsh/Nickle; passed. Dilibert dissented citing potential better uses for property)
- Mail approach Phase 5 – Members requested that Parrott add this project as a condition to turnover of the community from developer to HOA.
- Back Forty Cul-de-sac parking – This street is a public street. No restrictions can be placed on parking in this area.

Executive Session – Not necessary

Next Meeting Date: July 16, 2019 at 6 pm.

There being no further business, the meeting was adjourned at 8:04 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 July 16, 2019.



Cindy Walsh, President
Mace River Ranch Homeowners Association

7/16/19

Date