

**Mace River Ranch Homeowners Association  
Board of Directors Business Meeting  
September 17, 2019**

Minutes

The meeting of the board was called to order at 6:05 pm.

**Attendees:** Directors present: John Dilibert, Cindy Walsh, Karen Mahoney, Hal Nickle, and Andrea Zambukos (via phone conference)  
Directors absent: None

Guests present:

Sentry Management Representative Caia McCurdy were also present.

There was a quorum established to conduct business.

**Homeowner Forum** – 6:05 pm – 6:39 pm

**Approval of Meeting Minutes:**

Motion to approve August 20, 2019 meeting minutes as presented. M/S/Passed (Mahoney/Walsh; passed)

**Financials:**

McCurdy presented financials for the month of August 2019. Members reviewed accounts receivable report.

**Committee Reports:**

- **ACC** – Committee presented the idea of having a fee associated with large ACC projects. (See ACC Fee Proposal under New Business)
- **Landscape** – Bennett presented the Landscape Committee Recommendations and Suggested 2020 Budget Allocations to the Board. (See Budget Items under New Business)
- **Ponds and Waterways** – No report.
- **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. (Mahoney/Nickle; passed)
  - 9/03/19 – Vote to approve purchase of 10 folding chairs for meetings and clubhouse in the amount of \$184
- **Fining Process** –Tabled. No action at this time.

**New Business:**

- **ACC Fee Proposal** –Tabled. No action taken at this time.
- **Budget Items** – Members discussed upcoming projects and expenses anticipated in 2020. Motion to approve the budget allocations as presented by Landscape Committee for an additional \$8300 landscaping budget. M/S/Passed. (Mahoney/Walsh; passed)

- Common Areas
  - Syringa Bids – Motion to approve Syringa to remove cottonwood suckers around ponds, spray cattails and remove on ponds (excluding spraying on ponds 9 & 10), and clean out the ditch west of pond 6. M/S/Passed. (Walsh/Mahoney; passed)
  - Aquatechnex Bid for Sterilizing Ponds 9 & 10 – Motion to approve Aquatechnex to treat Ponds 9 & 10 with Clearcast and Catzilla due to the vast number of cattails affecting those ponds specifically. M/S/Passed. (Mahoney; passed)
  - We-Rent-Goats Bid – Tabled. No action taken at this time.
  - Boise Snow & Ice Bid for 2020 Snow Removal – Motion to approve the bid from Boise Snow & Ice for the 2020 season with a 3” push. M/S/Passed. (Mahoney/Walsh; passed)
- Owner Issues –Motion to have homeowners email questions and concerns to Sentry Management, who would condense and send to the Board for review, throughout the month leading up to the meeting. The Board would address the questions/concerns submitted during the homeowner forum. M/S/Passed. (Zambukos/Walsh; passed)
- Legal Counsel – Tabled. No action taken at this time.

**Executive Session** – 8:31 pm – 9:00 pm

**Next Meeting Date:** October 22, 2019 at 6 pm.

There being no further business, the meeting was adjourned at 9:00 pm.

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 October 22, 2019.

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 Cindy Walsh, President  
 Mace River Ranch Homeowners Association

10/22/2019  
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 Date