

**Mace River Ranch Homeowners Association**  
**Board of Directors Business Meeting**  
Teleconference via GoToMeeting  
July 21, 2020

Minutes

The meeting of the board was called to order at 5:59 pm.

**Attendees:** Directors present: Lori Joy, Barry Plunkett, Harry Boyd, John Dilibert  
Directors absent: Hal Nickle

Guests present:

Sentry Management Representative Caia McCurdy were also present.  
There was a quorum established to conduct business.

**Homeowner Forum** – Homeowners expressed concerns about safety on Pond 6 and a potential tripping hazard on the pool deck from the chair lift housing. Homeowners also brought up concerns about mitigating the cattails along the edge of the ponds.

**Approval of Meeting Minutes:**

**Motion** to approve June 2020 meeting minutes as presented. M/S/P  
(Dilibert/Boyd; passed, 4-0 vote)

**Motion** to approve June 29, 2020 special meeting minutes as presented. M/S/P  
(Dilibert/Plunkett; passed, 4-0 vote)

**Financials:**

**Motion** to approve year to date financials for the month of June 2020. M/S/P  
(Dilibert/Boyd; passed, 4-0 vote)

**Motion** to amend reserve contribution to monthly beginning July 2020. M/S/P  
(Boyd/Plunkett; passed, 4-0 vote)

Members reviewed accounts receivable list. **Motion** to process Intent to Lien on past due account. M/S/P

(Boyd/Plunkett; passed, 4-0 vote)

**Committee Reports:**

- **ACC** – Members reviewed status of current projects.
- **Landscape** – Plunkett appointed Board Liaison for Committee. Plunkett presented current landscape concerns and reviewed possible adjustments to current landscape contract – will work with Franz Witte. Members discussed the goats in the Nature Preserve area.
- **Ponds and Waterways** – Members discussed the need for a liaison between the Ponds & Waterways and the Landscape Committee. No report this period.
- **Social** – No report this period.

**Management Report:**

- CCR Compliance – Sentry Management is conducting weekly drive throughs to identify infractions.

**Old Business:**

- Ratification of electronic votes – **Motion** to ratify the following votes conducted outside the regular meeting. M/S/P (Dilibert/Plunkett; passed, 4-0 vote)
  - 7/10/20 – Approval of Cople Response
  - 7/13/20 – Letter sent to homeowner re: fence removal

- 7/17/20 – Motion to approve removal of wire fence around Pond 12
- 7/20/20 – Motion to approve funds for removal of fence around Pond 12 in Estates not to exceed \$1500
- Estates Fence Project – To be discussed during Executive Session.
- Bylaws Amendment – Members reviewed drafted amendment with stipulations about member representation and correlating terms. **Motion** to approve amendment as presented. M/S/P (Dilibert/Boyd; passed, 4-0 vote)
- Master Pond Mowing Bids – Members discussed bids provided by Franz Witte to mow around the ponds in the Master (ponds 1-5, and 7). **Motion** to approve mowing ponds twice a year – in the Spring and Fall – with rough clean up of the fescue for \$3,890 (\$1,945/ea). M/S/P (Boyd/Plunkett; passed, 4-0 vote)
- Action Item List – Members reviewed items.
  - Committees – Members discussed drafting an application for Committee Member Selection. Board Liaisons will work to develop scopes of work for each committee. Potential for addition/combination of committees, to be discussed at a later time.
  - COVID-19 Pool Waiver – Waiver drafted and sent to homeowners for release of liability. McCurdy advised of high return rate.

#### **New Business:**

- Pool & Clubhouse – Members reviewed concerns with pool & clubhouse use.
  - Exterior Window Cleaning – Motion to get bids for cleaning of the exterior windows. M/S/P (Dilibert/Plunkett; passed, 4-0 vote)
  - Wi-Fi – Wi-Fi will be kept to clubhouse reservations only and the password will be updated on a regular basis.
- Common Areas –
  - Pond 6 Recreation – Resolution 2017 1-b reviewed by members. Members will draft amended resolution to prohibit motorized vehicles/boats. Tabled. No action taken at this time.
  - Homeowners Trimming Common Area Bushes – Landscape Committee to work with Franz Witte about trimming schedule.
- Rules & Regulations Policy – Tabled, to be discussed at the next Board meeting. No action taken at this time.

#### **Executive Session:**

Called to order at 9:15pm, adjourned at 9:35pm.

- Members discussed Master access to Phase 4 Estates. A combined meeting between the Master and Phase 4 Estates Board of Directors will be scheduled for further discussion.

There being no further business, the meeting was adjourned at 9:36 pm.

**Next Meeting Date:** August 18, 2020 at 6pm – Teleconference via GoToMeeting

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 August 18, 2020.

*Harry Boyd*

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Secretary  
Mace River Ranch Homeowners Association