

**Mace River Ranch Homeowners Association**  
**Board of Directors Business Meeting**  
Teleconference via GoToMeeting  
May 19, 2020

Minutes

The meeting of the board was called to order at 6:06 pm.

**Attendees:** Directors present: John Dilibert, Karen Mahoney, Hal Nickle, and Andrea Zambukos  
Directors absent: None

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

**Homeowner Forum** – No forum at this time.

**Approval of Meeting Minutes:**

**Motion** to approve April 2020 meeting minutes as presented. M/S/P  
(Mahoney/Zambukos; passed)

**Financials:**

**Motion** to approve year to date financials for the month of April 2020. M/S/P  
(Mahoney/Nickle; passed)

Members reviewed accounts receivable report. **Motion** to proceed with Intent to Lien notice on past due accounts. M/S/P (Dilibert/Mahoney; passed)

**Committee Reports:**

- **ACC** – No report this period.
- **Landscape** – Members reviewed the landscaping and irrigation repairs completed by Franz Witte.
- **Ponds and Waterways** – Nickle advised Pond 7 aerators are up and running again. Discussion on Pond 3 expenses, will require more work than just replacement of the breaker.
- **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 (Mahoney/Zambukos; passed)
  - 4/23/20 – Vote to approve portion of Estimate 1285 from EcoLake for repairs/parts for Ponds 3 & 7 in the amount of \$310+tax
  - 5/13/20 – Resignation of Board President, Cindy Walsh
- Reschedule Annual Meeting – 2020 Annual Meeting has been rescheduled for Tuesday, June 9<sup>th</sup> held outside in the park by the Nature Preserve/Pond 6.
- Estates Fence Project – Dilibert spoke with Mike Williams, City of Eagle Planner, regarding project. City of Eagle requires the fence meet city standards. **Motion** to approve installation of a fence, which meets City of Eagle requirements and provides

gated access to the common area around Pond 12 that borders Mace Rd, at the expense of Phase 4 homeowners who reside at the following addresses:

- 1121 S Brentbrook Ln
- 1101 S Brentbrook Ln
- 1055 S Brentbrook Ln
- 1027 S Brentbrook Ln
- 1011 S Brentbrook Ln
- 900 S Brentbrook Ln
- 1433 W Windbreaker Ln
- 1195 W Windbreaker Ln
- 1389 W Windbreaker Ln

These homeowners would also be responsible to cover the cost of any and all future maintenance of the fence and gated access in perpetuity. M/S/P (Mahoney/Zambukos; passed)

- Action Item List – Members reviewed items.
  - Committees – Volunteers will be solicited at Annual Meeting
  - Beams – Due to budget constraints, get individual bid for each entrance
  - Parking in the Roundabout by Estates Kiosk – Dilibert advised ACHD has stated the roundabout is MRR property and signage can be added at the discretion of HOA. Tabled, to be discussed for 2021 budget consideration.
  - Trimming Under Fence Lines – Trimming a few inches under fence line into common area approved by Master, send notice to homeowners.

#### **New Business:**

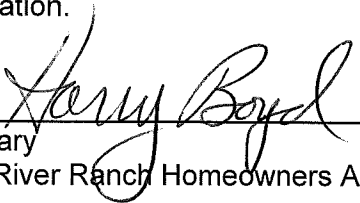
- Community Amenities Opening – Members discussed opening the pool area and allowing clubhouse reservations beginning June 13th. Board will continue monitoring the situation and see how state progresses through Idaho Rebounds Stages.
- Common Area Improvements –
  - Entry Landscaping – Members reviewed landscape contract and approved flower plantings. No action taken at this time.
  - Landscaping by Phase 5 Mailbox Kiosk – Homeowner has dug a trench and damaged common area landscaping. **Motion** to send 983 Water Vista Dr a letter approving the installation of a French drain along the property line in the common area and requiring the restoration of the common area, at the expense of the homeowner. If the homeowner does not comply, the HOA will restore the common area and bill homeowner account. M/S/P (Mahoney/Dilibert; passed)
  - Dead Trees Along Greenbelt Connector – 2020 budget included replacement of five (5) trees along connector. McCurdy to get bids. No action taken at this time.
  - Dead Trees Around Pond 8 – **Motion** to approve replacement of one (1) tree in common area. M/S/P (Nickle/Dilibert; passed) This will be included as one of the eight trees approved to be replaced in 2020.
  - Spring Planting Replacements – Members reviewed bid from Franz Witte to restore landscaping along Greenbelt Connector. **Motion** to approve \$1000 for improvements. M/S/P (Mahoney/Dilibert; passed)
  - Parking Lot Lines – Tabled, to be discussed for 2021 budget consideration.
- Reserve Study Update – Tabled. No action taken at this time.
- Non-Resident Fishing – Members discussed options for resident fishing tags. McCurdy to get bids on lanyards vs clips. No action taken at this time.
- Irrigation Pump – **Motion** to approve bid from Franz Witte/Precision Pump to replace pump #1 in the amount of \$7,191 to be paid for out of the irrigation reserves. M/S/P (Mahoney/Nickle; passed)
- Pond 3 Waterfall Pump – **Motion** to approve bid from EcoLake to replace the waterfall pump motor in the amount of \$5,745 to be paid for out of the reserve account. M/S/P (Nickle/Mahoney; passed)

**Next Meeting Date:** June 16, 2020 at 6pm – Mace River Ranch Clubhouse

There being no further business, the meeting was adjourned at 8:56 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.

  
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Secretary  
Mace River Ranch Homeowners Association

6-23-2020  
Date