

M-24 Ranch Association

Minutes of the Board of Directors Meeting

November 21, 2009

Board Members present: Don Starks, John Konings, Dave Magann. Sue Haaland and Tod Scott were excused.

Members Present: John Scadding, Ron Morrison, Ron Kramer, Chris Kramer.

Don Starks has talked to Allied Collections regarding their fees and the type of collection work they do. Two properties with dues in arrears, Sumac Hollow and Gilliam, will go to Allied for collection.

Seventeen lots are still in arrears for 2010-2011 dues. The treasurer has sent out monthly overdue notices.

The bull pine at Labs Landing needs to be removed. In addition to this tree, the tree at the barn needs to be taken down. Bruce's tree service estimates the charges for the removal of the two trees is \$1,400. The Board decided to wait to do the work on the trees.

Dave Magann will talk to Sue Haaland to determine how the reserve funds should be reported to the Association – should the funds be in a separate account and what the required plan for reserves should include.

The Neighborhood Watch signs at the dam should be taken down. Lance will order "No Motor Vehicles" signs for the dam. There was discussion about possible putting a gate or T-posts at either side of the dam to keep vehicles off.

Thank you to John Scadding for installing the lock boxes at both gates for Sheriff access. John will talk to the Sheriff Department about using the lock boxes.

Next meeting, January 9, 2010, 10:00 AM.