

M24 Ranch Association

Minutes of the Board of Directors' Annual Meeting

July 2, 2011

The meeting was called to order at 11:15 AM.

Officers Present: Lance Kever, Sue Haaland, Chris Kramer

Officers Absent: Ron Morrison, John Scadding

Members and Guests Present: Skip Butler, Randy Giglione, Ruth Kever, John and Reyme Konings, Ron Kramer, Fernando and Pam Leyva, Bruce Marhenke, Pat and Linda McClusky, Holly Price (Schuefler), Don and Mona Starks, Sir William Vignone, Bob Wade

President's Report:

The work on the Sheep Ranch Rd. gate has been completed. A clicker or card is needed for the summer to EXIT the gate.

The ballots for the new officers were counted by Bill Schmidt from Mountain Ranch Realty. The new officers are: Ron Morrison for Vice-President, Sue Haaland for Associate Director, and Chris Kramer for Secretary.

There is a balance of over \$48,000 in the bank. The contingency fund will be increased by \$15,000. Delinquent dues in the amount of \$15,245 were collected in the 2010-2011 fiscal year due to the efforts of John Scadding and the collection work of Allied Collection Agency. Allied collects the delinquent dues **and** their fees from the delinquent party. There are no costs to M24. (Joseph Gilliam is still outstanding and still cannot be located. If anyone knows how to contact him, please contact Lance.) A complete financial report for the 2010-2011 fiscal year will be posted on the website as soon as it is available.

There is one year left on the lake maintenance by the Lake Doctor. Mowing should continue by M24 throughout the summer. This is not a one-person job. We definitely could use some help. Please contact Lance if you can help with the lake mowing.

The \$300 raised at the barn sale last year went into the general funds.

Another company was contacted regarding sealing portions of the road. The contractor is Trail Construction out of Sacramento. The cost is \$.65/sq. ft. This includes all materials and labor. M24 does the grading prior to the contractor's work. The materials used require about 1-1/2 hours to dry before driving on it and has a 10-12 year life span. If you are in sealing your driveway contact Don Starks or Lance Kever.

Member Comment:

Sue Haaland was asked about the legalities of growing medicinal marijuana in M24. She will see if the CC&R's allow it or is it considered a business enterprise. The general legalities about growing pot can be found on the internet. The property owner has been to a M24 meeting and has shown all necessary information to the board. The noise from their generator is a concern. Bob Wade will speak with them.

Bruce Marhenke thanked the board for the information which is sent to members via email. He also wanted to know the rules regarding shooting and how it is enforced.

The problems with the loose horse and dogs off leashes were brought up again and discussed. Skip Butler has offered to take the horse and will speak with the owners.

The permanent speed bump has been added in front of Skip Butler's property. This is a prototype for possibly adding future speed bumps to other areas.

Members are to be reminded that all visitors to M24 must have guest passes on their dash board. If you need guest passes to give to your visitors, please contact John Scadding.

Some general road maintenance is needed in a few areas. Don will contact the road contractors to fix the mentioned areas. Lance has talked to the person who has the roller. It is available to rent for \$45.00 per hour.

All gate entrance cards given to contractors **must be** returned to members when work is completed. Contractors are **NOT** allowed to use the M24 facilities.

Sir William Vignone reminded all of us that there is so much wildlife here at M24 to view and to not forget to take the time to see it – even the small critters. He has seen a pseudo scorpion and velvet ants this year!

There appears to be red algae in the lake. The blue green algae which makes animals sick does not seem to be in the lake this year.

The next meeting of the M24 Board of Directors will be held on Saturday, August 6, 2011 at 10:00AM at the barn.