

## **M-24 Ranch Association**

### **Minutes of the Board of Directors' Meeting**

**August 6, 2011**

The meeting was called to order at 10:05 AM.

**Officers Present:** Lance Keever, John Scadding, Ron Morrison, Sue Blake (Chris Kramer was absent)

**Members Present:** Nina Nakamura, Carol Phelps, John Konings, Major Hoggard, Don and Mona Starks, Steve Swanson, Skip Butler, Randy Giglione, Reid Larson

**Guests Present:** Chuck Slaton – guest of Ron Morrison, LeeAnn Bryan – guest of Carol Phelps

#### **Treasurer's Report:**

(See Treasurer's Handout) The treasurer has collected back dues of \$15,245. This is a one time collection, so obviously we won't be getting that kind of additional revenue next year. Last year we ran at a \$6,000 loss. This year we have a \$19,746 surplus. Cash on hand is \$49,199. Reserve is \$15,000, so we have about \$34,199 in working cash. The "accounts payable" actually represents 4 members who paid prior to July 1, 2011.

To date, approximately 60 percent of members have paid for fiscal year ending June 30, 2011. John Scadding is going to send a letter to all those who haven't paid by the due date of Sept. 1. We will send to collections all those who haven't paid by Sept. 30, 2011. John's letter will outline the consequences of not paying timely so there are no surprises. For example, the letter will warn that filing a lien costs several hundred dollars and the delinquent person is responsible to pay that.

Spraying and mowing were budgeted at \$12,000 but we actually spent \$16,000. Maybe the budget figure for spraying and mowing should be adjusted for this year. One spray is \$4,000 and one mow is \$8,000. We did an extra spray this year so it was \$16,000. We would have been on-budget if we hadn't done the extra spraying.

#### **Member Comments:**

Lake - what's the story? Looks pretty bad. Allegedly, the seeds of the water shield are smaller and more sparse this year than last year. There is a product that Senders sells called Magic Blue that may help. Steve Swanson is testing it on someone else's pond and he will let us know how well it works. However, we don't want to try anything until we talk to our Lake Doctor about it. We want to make sure we know how a new product would react with what we are already using. Lance is going to talk to both the Lake Doctor and the Blue company to get all necessary information.

Mona has been doing work on the maintenance and landscaping around the lake. LeeAnn (guest of Carol Phelps) wants to help.

Steve Swanson asked about the weeds and thistles around the dock areas. He says AquaMaster will kill it! Don says it can also be used in the lake as it has been approved by the County and by Fish and Game. John Konings suggested grading all around the lake so that in future years it could be mowed easily. It's called "finessing.". If the ground is graded, it is easier to maintain. Bob Shock doesn't have the right equipment, so we would have to rent better equipment or get someone else to do it properly. Ken Mason has the right equipment.

Lance made a motion and Ron seconded to clean out some of the willows in the lake near Jack West's property. Motion was approved unanimously.

John Konings had 5 issues:

1. Electricity to M-24 Beach. John Scadding thinks we need to talk to PG&E first, because we can't do "sales for resale." Can we do something permanent with a PG&E box?
2. Height restrictions on structures. John Konings wants a committee or someone to look at the issue. Sue suggested that he do the research and come back to the Board with specific recommendations.
3. Lot 12c, the owner is going to start building his underground house.
4. Large boat motor is ready to use. The motor and blades need to be put away when not in use because it's dangerous to leave accessible to the public. How about a Costco type shed to store our Association equipment? We need something with a locking door so kids cannot get in.
5. Eagle View Road needs to have shrubs trimmed. John Konings will help, but cannot do it alone. It's also probably too big a job for Bob Shock. We need more volunteers and work days. Steve Swanson will ask Ken Mason. He may have the right equipment to do the job efficiently.

Roads - are we going to oil them again this year (not Chip Seal)? The section of hill in front of John and Major's needs to be done. Gravel plus compound is \$.65 per square foot. Just compound is \$.45/square foot. Allegedly, the gravel/compound mixture lasts up to 10 years. The Association is willing to pay for this section. Others have to pay for it in front of their homes.

Carol Phelps asked about the ramp to be burned by the pile of brush at the east end. Please don't burn it there – it has too many nails and such – rather cut it up and junk it. Skip volunteered to burn it on his property in a safe area. Thank you Skip!

What about putting up a cell phone tower on Association property to make money and improve cell service? Some people objected that it would be ugly and have maintenance issues. Others claimed it was tantamount to running a business on M-24 property in violation of our CC&Rs.

There are some ticks in the website that need to be fixed. Website issues should be addressed to Chris Kramer.

Should we move the meeting time from 10am to 11am on Saturdays? No, keep it consistent at 10am on the first Saturday of the month.

Meeting was adjourned at 11:40 AM.

The next meeting is Saturday, September 3, 2011 at 10:00 AM at the barn.