

M24 Ranch Association

Minutes of the Board of Directors' Meeting

September 3, 2011

The meeting was called to order at 10:04 AM.

Officers Present: Lance Keever, John Scadding, Sue Haaland, Chris Kramer

Officer Absent: Ron Morrison

Members Present: Ruth Keever, Ron Kramer, Fernando and Pam Leyva, Talia Leyva, Dave Magaan, Carol Phelps, Doug and Kim Quintal

Guests Present: Leeann Bryan (Carol Phelps)

President's Report:

The Board has received proposals from propane companies for purchasing propane as a group. The companies were AmeriGas, Mother Lode Propane, and Kamps Propane. Kamps Propane had the best proposal. They would replace existing tanks for members with propane in old tank pumped to new tank. They will also have the old tanks removed. There would be no cost for these services. Rental of the new tank would be \$0 for first year, then \$66/year after that. The first tank fill would be at the cost of \$1.99/gallon. Fill up after the initial fill will be at \$.85/gallon over their cost. Kamps installs meters that they can read from their office so will not come out until necessary. Kamps does not require a percent of members to enroll, but rates may depend on how many participants are willing to enroll in the group. The tank sizes are 250, 320, and 500 gallons. A contract would be negotiated for two years. Chris Kramer will send out an email requesting members to let us know if they are interested in participating. A response from members will be due before the next meeting so Lance will have numbers to provide to Kamps.

Treasurer's Report:

As of yesterday, four members have not paid (last year there were 9 at this time). John Scadding will send late letters. Gilliam property has a large lien from the Franchise Tax Board and they have not been able to locate him either. It would, therefore, not be in M24's best interest to pursue a lien on the property. John recommends that we have the collection agency stop looking for Mr. Gilliam and write off the back dues. We will be responsible for \$1,028 in costs to the collection agency.

Lot 47D is in foreclosure but we received approximately \$1,000 in back dues. Back dues have been collected from Lot 36B and Lot 9D. Except for Gilliam there are no other prior year's dues outstanding.

There are 106 lots in M24. One pays monthly so we were budgeting on 105. The lot which pays dues monthly will now be included in the annual budget.

Other Comments:

Sue Haaland asked about the herbicides and sunscreen which could be used on the lake. Chris Kramer explained that after researching Navigate (herbicide) and Aquashade (sunscreen) she found the cautions confusing and has asked for assistance in deciphering the cautions. She will report back with the information.

Lance had Chris also explain the plan to contact colleges to see if they perhaps had a graduate student that would be interested in using the lake as a thesis project. The final project would propose how to get rid of the watershed without harming the environment and to improve the general health and ecosystem around the lake. Once a draft proposal to the colleges is prepared, Chris will have Linda McClusky and Leeann Bryan take a look at it and make suggestions.

Leeann Bryan, a guest at the meeting, has an informal meeting with a friend who is a lake consultant on September 12th to see the lake. The friend is P. Nelson, PhD who works with State Water Resources Control Board and teaches about water quality.

Lance thanked all those persons who have helped mow the watershed and clear the cuttings this summer. John Scadding reminded us of the amount of work involved in this and said that MANY volunteers are needed to help. Mona has proposed putting together a schedule of volunteers to do the work. Lance is going to see about getting another cutter to mount on another boat and will get some estimates. Lance is also looking into getting a shed to house the cutters. Quito Leyva has ordered another rake to pull out the watershed.

The \$10 donation for a space at the barn sale will go directly to barn renovation. It was asked why the Association did not ask for a percent of monies collected per space this year. Lance was not sure about this. Set up for spaces will be Wednesday, September 7 at noon. Sellers unable to make that time can set up after 5:00 PM Wednesday, September 7 through Friday, September 9, by making an appointment with Lance.

The next meeting of the M24 Board of Directors will be held Saturday, October 1, 2011 at 10:00 AM in the barn.