

## **M24 Ranch Association**

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

**November 3, 2012**

Officers Present: Lance Keever, Ron Morrison, John Scadding, Chris Kramer; Absent: Sue Blake

Members Present: Yvonne Dowdin, Pat and Kathy George, Randy Giglione, Jim Johnson, Dean Hunt, Ruth Keever, Ron Kramer, Kitos and Pamm Leyva, Linda McClusky, Ron Miller, Carol Phelps, Tod Scott, Mona Starks

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

#### **President's Report:**

The road work on Lakeside Drive began this week. The work will take another three days. The road will go as far as the first gate at the Millers' property. We will be within budget – maybe less. The areas that are bad now will be fixed before they finished. This is a work in progress. Ron Pargett will roll the reclaimed asphalt before the job is finished. The washboard area is a concern but will be fixed. The area at the cove between Marhenke's and Russin's will still need to be curbed. Lance will check with Don Starks and Dan Dowdin about the curb. Carol Phelps asked about erosion control on the other areas. Ron Morrison and John Scadding congratulated Lance for getting the road work done.

The Sheriff had to wait till someone came in the gate to the incident over near the north gate. Several Board members went to the sheriff's department to try to resolve the gate issue. Sheriff uses a "squelch" box. Our gate man can install a system that operates on sound (the squelch) to open. It would cost us approximately \$2400 for both gates. Lance will also talk to the ambulance and fire companies to see if they can also be on the same frequency. This would be a permanent fix (assuming that it works with all agencies).

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

John Scadding reported on the resources available to fund the current fiscal year. Cash assets for the end of F/Y 2011-2012 totaled \$66,526. After expenses due to be paid in the current fiscal year and accounts receivable for F/Y end 2011-2012, cash available from F/Y was \$6,860. Dues collected to date total \$51,636. (Three members are still unpaid for the current year.) Total resources available to date for the current year's operations are \$58,496. Budgeted outlays for the current year total \$49,278. The current margin for this year's operations (surplus available over budgeted amount) totals \$9,218.

The Income Statement and Balance Sheet prepared earlier for the year end June 30, 2012 was revised on September 3, 2012 by John Scadding to reflect an additional amount due to the collection agency at year end in the amount of \$1,221. The Revised Income Statement and Balance Sheet will be posted on the website.

This month we will go on a new PUC rate tariff for PG&E. We will go from a flat rate to a time of use rate which varies summer to winter and time of day. We use about 30 kwh per month.

**Vice President's Report:**

Ron Morrison took the final water samples for the season to the laboratory and gave the report from them. The test showed Total Coliform Bacteria at 540 MPN/100ml and the Fecal Coliform Bacteria at 79 MPN/100ml. Next test will be around Memorial Day 2013 and will be the first of four during the swim season. A spot on the website will soon be devoted to reporting these tests with comparative results to acceptable levels.

A boat inventory still remains to be done. Boats marked (per M24 rules and regulations) and chained to **posts** will be OK. Any other boats will most likely be removed by the board after an email notification to the membership. John and Ron will check the posts to be sure there are enough and they are in good condition.

**Member comments:**

Kitos Leyva suggested that surveillance cameras be installed at the two gates for security. Has talked to Ron Mobley about types of and costs of various cameras. The cameras can be set to activate when there is activity at the gate. Kitos suggested that this might be something to consider in the next 6 months or so. Ron Morrison feels there would be a problem is monitoring them.

Emergency contact lists are currently in the works.

Kitos would like to get a gate key for Ken Mason to get in while he is doing road work.

Pamm Leyva suggested that we have a holiday party at the barn – similar to Friday Night Happy Hour. The party was voted on for Saturday, December 8, 2012 at 6:00 PM. The party will be pot luck, BYOB, and have a White Elephant Sale. An email invitation will be sent out to the membership. Call Pamm Leyva at 754--4828 if questions.

Lance would like to construct a walking bridge across the spillway at the winter path. There would be no cost for materials since the materials have already been donated. Chris Kramer feels this should it be approved by the State Division of Dam Safety. Volunteers for the project were Ron Kramer, Pat George, Randy Giglione, Kitos Leyva, and Lance Keever.

The meeting was adjourned at 11:06 AM. The next meeting is scheduled for Saturday, December 1, 2012 at 10:00AM at the barn.