

## **M24 Ranch Association**

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

**February 4, 2012**

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

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

**Members Present:** Skip Butler, Randy and Loretta Giglione, Ruth Keever, John Konings, Ron Kramer, Kitos and Pam Leyva, Linda McClusky, Carol Phelps, Mona Starks

**Guests Present:** Chuck Slaton (Ron Morrison)

#### **Treasurers Report:**

First quarter financial results have been restated. The error was \$2000 in our favor – an understatement in the general fund. The current financial report is through December 20, 2011. The financial reports will be available on the website. All current and past dues have been collected. The owner of one property cannot be located and his bank is also looking for him. We have a lien against the property so we may be able to collect in the future.

John Scadding feels we may want to set aside some of the cash on hand. We do not need to carry that much cash. Do we need to budget monies to set aside to the contingency fund? Lake beautification consists of docks, sand, and grading. Road maintenance is for both sides of M24.

#### **Member Comment:**

John Konings reminded the board that we need to consider that the outlet gate at the dam may need to be repaired. Dam has not been inspected at this time. Lance will call to see if and when he is coming out.

Ron Morrison and John Scadding have measured the flow from the outlet pipe at 15 gallons per minute. Lance said that the dam inspector has not worried about the flow in the past. Lance anticipates more than \$15000 to repair the outlet gate. Most likely the lake would have to be drained for any work done on the outlet gate. Chris Kramer suggested that we bring in a consultant. Randy Giglione suggested that we leave it until it breaks. More discussion followed. Lance would like to put a committee together to research this. John S. feels that this needs to be combined with what we are going to do about the watershed.

We have one year left on the contract with the lake doctor. Kitos Leyva suggested that we find out first about the 15 gallon per minute outflow. If it is not a problem, then move on from there. Chris Kramer would like to see a consultant come in before any other thing is done and has offered to head up a committee to see about getting a consultant. The board agreed to let Chris do this. Lance Keever, Ron Kramer, Linda McClusky, Carol Phelps, John Konings and Kitos Leyva have offered to participate on the committee.

Lance suggested that we have the fire department do a controlled burn around the lake as a training. He has made contact with the county fire department. They said the prospect is interesting but would have to go to the San Andreas office to find out and that it is prisoners that would do the work and we would have to pay them. Lance did not go to San Andreas. Leeann has worked with the crews and said they are very hard workers and probably do not charge a lot. Lance will check into it and let us know.

Ron Morrison would like to thank Lance Keever and Don Starks for the gate repairs and maintenance on Sheep Ranch Road gate. Total cost of repair was \$400. Kitos Leyva suggested cameras at the front gate to help prevent vandalism. Ron Morrison suggested dummy cameras. Lance will put up a dummy camera.

Carol Phelps would like to have a board agenda for each meeting. Lance will let Chris Kramer know about the agenda approximately one week before the meeting so it can be posted on the website and sent to the members.

John Scadding would like to have the sign redone at Main Beach. Lance asked Ron Morrison to find out about redoing the sign.

Skip Butler wants more yellow speed bumps. He appreciates the persons that drive slowly around his house but on either side of the speed bumps and around the lake more speed bumps are needed. Skip will install them if we get them.

The year deadline for the members needing to start the building process or clean up their properties ends in March. The board will work on this. John Scadding will write a letter. Two other properties now fall in this same situation.

The meeting was adjourned at 11:30 AM.

The next meeting of the M24 Board of Directors will be held Saturday, March 3, 2012 at 10:00 AM in the barn.