

## **M24 Ranch Association**

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

**June 2, 2012**

The meeting was called to order at 10:00 AM.

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

**Members Present:** Skip Butler, Yvonne Dowdin, Jim Johnson, Ruth Keever, Ron Kramer, Kitos and Pam Leyva, Carol Phelps, Don and Mona Starks

**Guests Present:** Leeann Bryan (Carol Phelps), Michelle Bolint

#### **Treasurers Report:**

John Scadding reviewed the Proforma Budget for the 2012-2013 year. The dues income is based on \$520 per lot. Second payment of paving is set aside for this fiscal year (Exhibit 1). Exhibit 2 shows that a reserve is set aside for both payments for paving. After that there will be approximately \$18,000 in the cash account left for the new fiscal year. Exhibit 3 – John asked Sue if it meets the requirements of the Civil Code. The requirements that we have to meet are stated in Civil code 1365a. Yes, we have met the requirements. John proposes that we agree again to raise the dues.

Sue Haaland has questions about the paving – what are we planning to do? Answer: Paving from gate all around the lake on common road will be done all at one time and will cost \$52,000. Future years paving road fund will set aside \$10,000/year. Sue asked, what is the useful life of the paving? Ron Pargett says 10 – 15 years – we might have to water it down yearly. The material is reclaimed asphalt. The \$2500 in next year's budget for road maintenance is for Unit Two. Dues increase is not going to the current paving project; it is going to fund new road projects **elsewhere** in M24. Carol Phelps asked, is there a warranty on the road. Lance said, most likely not. Speeds must be kept low and oiling or watering and rolling can help extend the life. Sue – would there be a dues reduction in the future? We will revisit this after the next three to four years. Is there a reserve for mowing if the herbicides don't work? John – yes. Chris to post Proforma Budget for 2012-2013 on website when approved. Ron Morrison made a move to accept the proforma budget and the dues increase. Sue Haaland abstained from voting. The other four officers approved the motion.

#### **Other Comments:**

Why is there a low turnout from Side 2 to the meetings? Lance said there are very few permanent residents and several rentals on that side.

We will continue spraying the lake using two boats – one electric and one maintenance gas powered boat. What about hiring someone to do the spraying? Not needed at this time but may be needed in the future.

Ron Morrison is just about ready to have a new sign made for M24 Beach. The discussion about the sign included age a child should be to be accompanied by an adult at the lake; dogs – waste pickup and leashes; location of the sign. “No lifeguard, swim at your own risk” signs should be at all swimming spots. Ruth Keever will order those. Ron Morrison will get estimates for the M24 Beach sign and bring those to the next meeting.

Carol Phelps requested another picnic table in the shade at Labs’ Landing – Lance will followup.

Leeann asked about the documentation for the spraying at the lake and was told that the documentation, including all communication between the board members or between members and the board is available for everyone to see by either contacting [m24news@yahoo.com](mailto:m24news@yahoo.com) or by contacting Chris Kramer at that address.

The meeting was adjourned at 11:25 AM. The next meeting will be the Annual Meeting and will take place at M24 Beach at 1:00 PM on Saturday, July 7, 2012. A potluck will be held prior to the meeting for all members and guests.