

M24 Ranch Association

Minutes of the Board of Directors' Meeting

April 6, 2013

The meeting was called to order at 10:05 AM

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

Members Present: Kathy and Pat George, Jim Johnson, Ron Kramer, Kitos and Pam Leyva, Carol Phelps, Chuck Slaton

Treasurers Report:

John Scadding reported that there is a new insurance carrier for insurance for liability coverage for Directors and Officers.

Since the last report, \$729 was spent on clearing the downstream face of the dam as required by the inspection by the California Division of Dams. There is currently approximately \$30,000 in the general fund, \$8,500 in the road fund, and \$1,000 in the Lakeside Dr. maintenance fund. Approximately \$13,000 remains unspent in the general fund budget for the current fiscal year. The estimated amount of cash that will be remaining in the general fund at June 30, 2013 is about \$9,000.

General Comments:

Ron Morrison asked when the sign for Kids Beach will be put up. Lance has planned to get it installed. John Scadding added that we need more "Swim at Your Own Risk" signs. Ruth Keever will determine how many are needed and order them.

Chris Kramer asked when the association will have more card keys for the gates. Lance and John Scadding ordered new ones but they were not programmable. Lance will follow up.

The California Division of Dams instructed that the woody growth (which includes the star thistle) on the downslope face of the dam be removed. Chris Kramer called three weed control companies but only Clark Pest Control responded with an estimate. Their company can carry 250 gallons of herbicide in their truck and they have 300 feet of hose and can spray the face in about three hours. They will charge us \$1,200 for the work. The board approved the work to be done. This will not affect the grasses on the dam and therefore will not cause erosion of the soil.

Chris Kramer brought up the issue regarding the road behind Pat and Kathy George's property as it was presented by Pat at the February meeting. The development maps show that this was on the original development plans and Sue Blake has determined from a LexisNexis search that the association is responsible for the maintenance of that road. Ruth Keever said that this brings up other roads which were on the original development maps and have not been maintained. The

Board will address each issue as it arises. Carol Phelps mentioned that at this time, properties are not able to subdivide through the county without major road improvements in the association. Since the George's property was subdivided in the past, it is not an issue. Kitos Leyva suggested that the association bring in a contractor to get recommendations. The board will look at the site and develop a plan.

Ron Morrison commented on the new road on Lakeside Dr. being a great decision and should really keep the maintenance costs down. The hill by Major and John's house definitely needs to be fixed.

The voting process for new officers for the 2013-2014 fiscal year will begin with either an email or regular mail to members this coming week. Officers to be elected this year are Vice-President, Secretary, and Associate Director. This will be a call for candidates. Candidate statements will be due in 30 days. The ballots will be mailed out by May 15 and due back to the association by June 15.

The meeting was adjourned at 11:45 AM. The next meeting of the Board of Directors is scheduled for Saturday, May 4, 2013, at 10:00 AM at the barn.