

M24 Ranch Association

Minutes of the Board of Directors' Meeting

March 1, 2014

The meeting was called to order at 10:06 AM by Lance Keever.

Officers Present: Lance Keever, Kitos Leyva, John Scadding, Sue Blake, Chris Kramer

Members Present: Randy Giglione, Lisa and Dean Hunt, Jim Johnson, Ron Kramer, Pamm Leyva, Talia Leyva, Carol Phelps, Mona Starks

Treasurer's Report: One member has still not paid dues. The officers will discuss this in an Executive Session following this meeting. In addition, Gilliam property owes dues from 2006. The property recently sold for back taxes. The total sale was \$12,497. Eleven thousand dollars goes to taxes and the excess would be distributed to lien holders. Our lien is about \$7,400. John Scadding is not certain at this time what the responsibility for the new owner will be. Sue Blake has contacted the Franchise Tax Board to see what they have to say. Chris Kramer will contact a real estate agent (Kathy Wilke from Coldwell Banker in Jackson) to see if there is any recourse with the new owner and what M24 needs to do at this point.

Insurance is less this year and the dam fee is 8% higher. The two just about wash each other out. The date on the income statement read 12/31/12 and was changed to 2/28/14. Revenues for the eight months ended 2/28/14 were \$36,295. Expenditures were \$7,388 leaving Operating Revenues over Expenditures at \$28,907. The total set aside for the road fund and Lakeside maintenance fund was \$13,000. Operating surplus through 2/28/14 was \$15,907. Assets total \$54,388, liabilities total \$17,883 (for insurance, dam fee and accounts payable), and net worth totals \$36,505.

Road Committee Report: Rock has been put down along Eagle View, Triple Oaks, up a portion of Calaveras Circle, and a portion of Creekside Court up to Olts Road.

Recent damage to the north side road of M24 has been due to people driving too fast, through pot holes instead of around them, and the heavy weather. Please be cautious and sensible when driving on these roads. More rock will be placed on the roads in the next fiscal year, especially on the north side roads. The largest expense to road work is the rock. The committee is looking at the additional next steps to be taken.

Other Comments: Talia Leyva asked about the current situation with the gates. She bought property here knowing there was security and there isn't any at the gates at this time. Lance said that someone pushed on the gate on Railroad Flat Rd. hard enough to break the welds. The gate service man will be out when the weather permits and will fix the gates. Randy Giglione asked if the gate equipment needs to be replaced. Lance does not feel that they need to be replaced at this time.

Mona Starks asked about where we are with placing security cameras at the gates. Kitos has talked to Ron Mobley about this as reported at the November 2, 2013 meeting. Chris Kramer asked if the amount of problems we have at the gates warrant spending the time and money for cameras. Kitos said that the

north side definitely does. Lance asked Kitos to have Ron Mobley come out and explain the options to the membership. Kitos suggested contacting security companies to come out. The decision was to have security companies give us some ideas and then present the ideas to the membership.

Mona Starks resigned from chair of the Lake Beautification Committee. She did get an estimate of about \$1,200 from the company that cut the trees to cut out the mistletoe in the oaks from Main Beach to about Kids' Beach. Mona said she will work with a new committee chair. Lisa Hunt volunteered to be the Lake Beautification Committee chair. Thank you Lisa!

Chris Kramer asked about how we are going to proceed on the recommendations on the lake management given to us by Eli Kersh-Oliva. The board decided to meet later in the month to review the findings before the Lake Restoration Committee makes plans.

Kitos thanked Dean and Lisa Hunt and Skip Butler for the culvert and drainage work they did around the lake during the recent storm.

Kitos also asked if there is any M24 rule as to the condition of a person's property. There are several properties that are quite unsightly within M24. The discussion will continue at a later date.

Lance asked Chris Kramer at the last meeting to check on having private property signs made to post on the gates. Chris reported that the signs would cost about \$30.00 each – maybe more if they were custom made. The signs for the gates and the cling stickers for members' cars will be put on hold until the gates are repaired and the decision on security cameras are made.

We now have a bid from Ralph Vallejo on rebuilding the float for the lake. The bid to expand the float is \$1,520 for materials and labor.

The meeting was adjourned at 11:15 AM.

The next meeting of the Board of Directors is scheduled for Saturday, April 5, 2014 at 10:00 AM at the barn.