

M24 Ranch Association

Minutes of the Board of Directors' Meeting

August 2, 2014

The meeting was called to order at 10:00AM by President, Skip Butler.

Officers Present: Skip Butler, Kitos Leyva, Dean Hunt, Sue Blake, Chris Kramer.

Members Present: Jorge Contreras, Dan and Yvonne Dowdin, Don Dutton and Tracey Loggette, Randy and Loretta Giglioni, Darryl Hylton, Lance Keever, Ron Kramer, Pamm Leyva, Ron Morrison, Erik and Susan Olofson, John Scadding (and Guest), Chuck Slaton, Don Starks, Sir William Vignone

President's Report: Thank you to all who attended the meeting. We had a nice turn out. Skip Butler reminded the membership about common courtesy and M24 rules and regulations about dogs including cleaning up after your dog and barking dogs.

Skip also reminded us that although the county does not control wells, we must conserve right now because of the drought. Our wells feed from common aquifers and if a neighbor uses large amounts of water then all of those wells connected may run dry.

The Association does not have any more gate clickers or cards. Skip and the security committee will look into obtaining more clickers and will implement a plan to move forward.

Treasurer's Report: Twenty-five lots are unpaid at this time. The deadline to pay 2014-2015 dues is September 1, 2014. Also, CSAA has reimbursed the Association for the damage done to the north gate by a member.

Road Committee: Kitos Leyva is going to call an asphalt company to get an idea what it would cost to asphalt the hill section of Lakeside Dr. as you approach the lake. A meeting will be scheduled to discuss all road repairs needed.

Other Comments: The association would like to thank all those who participated on filling the holes on Lakeside Dr. – Kitos Leyva, Dean Hunt, Darryl Hylton, Skip Butler, Jorge Contreras, Randy Giglione, Dan Dowdin, and Pat George. We would also like to thank the crew who put the lake float back in the lake and installed the ladder – Kitos and Pamm Leyva, Skip Butler, Don and Mona Starks, Dean and Lisa Hunt, Erik Olofson, and Darryl Hylton.

Chris Kramer apologized that some members did not receive the minutes sent out from the last meeting. About 2/3 of email addresses were deleted and Chris did not discover it until recently. The email addresses have been added back to Yahoo and the minutes from the July 5, 2014 meeting will be sent out along with these minutes.

Eli Kersh-Oliva sent a brochure to Chris to distribute to the membership regarding the blue-green algae in the lake. The Board reviewed it and is not certain that it actually addresses the problem we have with blue-green algae. It seems to be too generic. Chris will contact Eli to pass along the Board's concerns. Eli also sent in a contract regarding the Association using the company he works for as a consultant for the lake. The Board will review the details and follow up at the next meeting.

The water testing equipment purchased by the Association for Eli's use during his research has been returned to the Association. LeeAnn Bryan has offered to do the testing on a regular basis but the Board would like to get a presentation from her as to what her plan is for the testing and reporting back to the membership.

Eli Kersh-Oliva has completed his research and thesis on our lake. We now have a digital copy of the thesis and Chris Kramer will post it to the M24 website.

An emergency phone list will be prepared. Prior to this, Chris Kramer will send out an email to members to see if they would like to be on the list. The list has been abused in the past and some members may not wish to be on the list.

A letter has been sent to all members to advise that M24 is a "residential/recreation" association and that there is no commercial use of property in the Association. John Scadding was concerned about some of the wording in the letter. The Board is going to follow up with a second letter to those members considered to be using their property for other things other than residential or recreation. The Board will report back at the next meeting on the progress.

Per a request at the last meeting, Kitos Leyva asked Chuck Slaton and Ron Morrison to review the Standing Rules of M24 and report back to the membership about their suggestions to change them if necessary.

The Security Committee is still reviewing the types and costs of surveillance cameras M24 could use at the north and south gates. Many questions are still answered. The committee will report back at the next meeting with their findings. John Scadding asked if the committee would include in their review the cost of having a camera that can read license plates at night. The committee will do that. .

The meeting was adjourned at 11:05 AM.

The next meeting of the Board of Directors is scheduled for Saturday, September 6, 2014 at 10:00 AM at the barn.