

## M24 Ranch Association

### Minutes of the Board of Directors' Meeting

February 7, 2015

The meeting was called to order at 10:00 AM

**Officers Present:** Skip Butler, Kitos Leyva, Sue Haaland, Dean Hunt and Chris Kramer.

**Members Present:** Jorge Contreras, Yvonne Dowdin, Lance Keever, Patty Jarrett, Ron Kramer, Pamm Leyva, Ron Morrison, Erik Olofson, John Scadding and Guest, Chuck Slaton, Don and Mona Starks,

**Guest:** Ron Mobley

**President's Report:** Skip Butler has spoken to the renters in the house behind the barn regarding their dog which has some lake walkers concerned. The renter assured Skip that the dog will not be walked on common property. Also, the landlord for that property will repair the portion of the fence taken out by falling tree limbs.

Skip is going to purchase an additional supply of clickers identical to the ones already in use. Skip and Dean Hunt will put together a date and the methodology for the cut over to reprogram existing clickers and distributing out new clickers. The various companies used in M24 including propane, AT&T, and garbage will be notified in advance so there will not be any interruption of services. No cards will be used after the cut over. *Members will be notified in advance and questions will be answered once the final decisions are made.*

**Vice President's Report:** Skip and Kitos have now been in contact with all of the members with agricultural uses of their properties and all but one of the members living in trailers. Contact with the final member will be made when he returns in the spring. The Board will continue to monitor these properties and follow-up again if the conditions change or when necessary.

**Treasurer's Report:** One member is still in default of dues payment and is being managed by M24's collection agency.

The treasurer distributed a financial report which will be posted on the M24 website.

**Other Comments:** The Board has approved the hiring of Proper Pruning to clear sections of the road along Eagle View Dr. to Calaveras Circle. This work has been designated as a priority by the Road Committee. The cost will be between \$2,000 and \$3,000. The work will begin next Thursday (February 12) and will take about two days.

The Road Committee has also asked Ken Mason to inspect all roads for his

recommendations. The committee is also looking into acquiring cold patch for repairs to the asphalt roads. The hill section of Lakeside Dr. just before coming to the lake is not in the view of the committee at this time. Kitos feels that the committee might try cold patch once again. He also will eventually get estimates from paving companies for this repair but will wait until the spring. Skip suggested that we rent a roller for any work we may do with road repairs.

Don Starks has received one bid for repair of one-half of the barn roof. Labor would be under \$2,500 and material would be about \$2,800. The work would be finished in about 5 days. Additional estimates are being requested.

The gate on the north side of M24 has been forcibly damaged. Kitos recommends that the company that installed the gate add an additional level of security to the gate to lessen the likelihood of this happening again. He also suggests that the company install a chip to have the gate open automatically when power goes out and open again when the power is restored. The security cameras at this gate have not been installed yet. Adding light at the gate also would help to deter vandalism. Kitos is looking into a waterproof box to hold the equipment. The cost would be about \$100.

ATV riders are reminded that the roads in M24 are 10 mph roads. **ALL VEHICLES SHOULD RESPECT THIS SPEED LIMIT!**

Carol Phelps has offered to take over the chair position of the Lake Restoration Committee. The Board agreed to Carol taking the position. The committee will begin meetings soon.

The Emergency Call Lists have been completed and will be distributed by an email soon.

Ron Mobley, a local independent internet provider was in attendance at the meeting and presented his desire to install a 40' internet tower on the hill between the north side and the south side. After his presentation and much discussion of the subject by the members in attendance, a special meeting of the Board of Directors and the membership has been scheduled for Saturday, February 21, 2015 at 10:00 AM at the barn for further discussion. An email will be sent to the membership to relay this information to those not in attendance.

The meeting was adjourned at 11:30 AM. The next meeting of the M24 Ranch Association Board of Directors is scheduled for Saturday, March 7, 2015 at 10:00 AM at the barn.