

## **M24 Ranch Association**

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

**April 5, 2015**

The meeting was called to order at 10:00 AM

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

**Members Present:** Randy Giglione, Ron Kramer, Pamm Leyva, Pat McClusky, Ron Morrison, Carol Phelps, John Scadding, Chuck Slaton

**President's Report:** The new gate clickers have been ordered and are in route. The various utility companies used in M24 including propane, AT&T, and garbage have been notified by notice at the gates to contact Skip for clickers so there will not be any interruption of services. No cards will be used after the cut over. *Members will receive advance notification about when and how the new clickers will be distributed. Please watch for a "member clicker distribution" email.*

Per Skip, Dean will provide an updated budget at the next meeting.

**Road Committee Report:** Ken Mason has performed road work on the north side of M24. Gravel has been dispersed in many areas but more gravel work will be done. Work on various ditches needs to be done but will not be done until the next fiscal year.

"Cold patch" has been purchased to use in some "bad" areas. If the use of the cold patch is successful we may purchase a truck load.

Herbicide has been purchased to use along the sides of the roads on both the north and south sides of M24. This should help in ease of travel and in the event of fire. Carol Phelps suggested that instead of using herbicide we should dig up the road-side weeds and take to a burn area to burn.

**Other Comments:** Exiting the south side during a fire was discussed because there is only one way out. Kitos Leyva offered to speak to George Martin about his gate and possibly leaving it open or unlocked and offering to purchase and put up "Private Property" and "Fire Access Only" signs.

The issue regarding the agricultural activities on one of M24 member's rental property has been resolved. The tenant will remain without pursuing the agricultural activities in the future.

Sue Blake brought up the issue about the Airbnb weekend renters and stated that we definitely need to take action. Recently an appellate court judgment has been made in California in favor

of home owners associations and against property owners regarding this issue (<http://www.davis-stirling.com/Newsletters/2015Newsletters/AirbnbRentals/tabid/4350/Default.aspx#axzz3Vglg788V>). Sue will follow-up by sending a letter regarding the ruling to the property owners.

Carol Phelps reminded the Board that we need to follow the CC&R's across the board. Some trailers violators have been contacted and given one year to make progress in building a permanent residence and others have not. Kitos stated that the violators contacted will receive a reminder letter in November.

Kitos Leyva and Randy Giglione have been working again on the cameras and the improvements needed at the gate on the north side. They hope to be finished with the work by the end of the month.

John Scadding asked if a resolution was made on the internet tower issue. Chris Kramer provided information received by the Board that the property owner did not want the tower.

The meeting was adjourned at 11:10 AM. The next meeting of the M24 Ranch Association Board of Directors is scheduled for Saturday, May 2, 2015 at 10:00 AM at the barn.