



## **M24 Ranch Association Meeting Minutes December 10, 2016**

Meeting called to order by President Randy Giglione at 10:00am.

All Board Members present.

Members in attendance: Chris & Ron Kramer, John Scadding, Cliff Kramer, Dan Dowdin, Steve Swanson, Kim Misthos, Skip Butler, Pam Leyva, Lisa Hunt, Carol Phelps, Loretta Giglione, Daryl & Carol Hylton and Don Stark

Discussion Items:

- **President's Report:**
  - Election documents reviewed and additional discussion conducted. Document was amended as per open discussion and approved by the BoD.
    - Carol Phelps, Skip Butler, Steve Swanson, and Daryl Hylton have volunteered to assist with Election process.
    - Need to obtain a second PO Box specifically for election results.
  - Complaint and Violation Procedure – Discussion – 30 day review period in effect.
    - Will be voted upon in January by BoD.
  - Reserve Study – Discussed requirement of new document.
    - John Scadding offered to assist with creation of Reserve Study.
- **Treasurer's Report:**
  - Current budget reviewed.
  - Two outstanding delinquent dues.
- **Secretary's Report:**
  - Barn re- roofing has been delayed due to weather work should begin in mid-Dec.
  - Our thanks to Carol Phelps & Dan Dowden on filling pot holes on Lakeside Dr.
- **Committee Reports:**
  - Cliff Kramer – Lake Committee
    - Lake water testing has been completed.
      - Report indicates a high level of Fecal Coliform – possibly caused by waterfowl.
    - Lake Committee will identify areas around lake that require fire safety cleanup and schedule a work crew or obtain bids for tree removal.
    - Gates on both ends of the dam need to be repaired.
      - Cliff will work with Ralph to perform needed repairs.
    - Dock on Main Beach had slats replaced.
    - Thanks to Carol Phelps for assisting with the boat removal from Kids Beach.
- **Member Comments:**
  - Asphalt for Lakeside Dr – will wait to see results of Butte Fire litigation.
  - Board status and authority confirmed with Lisa Hunt

Meeting adjourned at 11:18am

**• The next M24 Board meeting is scheduled for the second Saturday in January on January 14th, at 10am, location the M24 Club House.**

- **Report on Executive Session of December 10, 2016.**
  - Election process will begin, anticipate result tally by March 4<sup>th</sup> Board Meeting.
  - Board will work to develop Reserve Study in house.
  - Board will continue to pursue remedies for CC&R violations.