



## **M24 Ranch Association Meeting Minutes January 14, 2017**

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

Randy Giglione, Anna Kramer, and Fernando Leyva present – Pat George & Sue Blake excused

Members in attendance: John Scadding, Cliff Kramer, Steve Swanson, Kim Mithos, Skip Butler, Pam Leyva, Lisa & Dean Hunt, Carol Phelps, Don & Mona Stark, Linda Winters, Karen Standridge, Doug & Kim Quintal, Erik Olofson, Adam Kovalchik, and Sara Levinson

Discussion Items:

- **President's Report:**
  - Complaint and Violation Procedure – Motion, seconded, and passed 3-0
    - Concerns of board authority to pass procedure raised.
    - The current board has the authority to fulfill its association fiduciary responsibilities – based upon attorney input.
- **Treasurer's Report:**
  - Current budget reviewed.
  - Motion passed 3-0 to authorize recording of Notice of Delinquent Assessment for:
    - APN – 021-007-030-000 and APN 021-012-008-000
  - Credit Card has been obtained for the M24 HOA – card limit \$19K
  - John Scadding would like to see reference to no partial dues payments updated to website.
- **Secretary's Report:**
  - Barn re- roofing has been delayed due to weather work to be scheduled.
  - Road base delivered for patching pot holes
  - Manuel Gray will perform road work when weather permits
  - Butte Fire litigation – still in holding pattern.
  - Concerns were raised by Quintal, Morgan, and Hunt about road maintenance on Lakeview and specifically Olts Road previously marked as a private road—Road Committee to review
- **Committee Reports:**
  - Cliff Kramer – Lake Committee
    - Gates on both ends of the dam need to be repaired.
      - Cliff will work with Ralph to perform needed repairs.
    - Dan Dowden & Don Stark took down dead tree around lake – Thanks
    - Carol Phelps did cleanup work around burn pile at Coots Cove.
    - T-Dock at Main Beach needs repair
    - Work on benches and picnic tables needs to be scheduled
    - There are burn piles that need to be torched.

- Soil erosion around lake and runoff concerns need to be addressed.
- Next lake water testing to be scheduled in early spring
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- Member Comments:
  - Asphalt for Lakeside Dr – will wait to see results of Butte Fire litigation.
  - Board status and authority to make executive decisions confirmed by attorneys representing the M24 association.
  - Name of Creekside Court is now referenced by county as Olts Road
  - An otter that was seen in Emery Reservoir is no longer in the lake.
  - Quintals would like clarification on why all of Olts Road is not part of association road maintenance responsibility.
    - Board will look for documentation
  - Olts Road condition questioned – road committee to investigate and respond.
  - Mona Stark and Carol Phelps asked that everyone work together to get through these contentious times.

Meeting adjourned at 10:42am

- **The next M24 Board meeting is scheduled for the first Saturday in February on February 4th, at 10am, location the M24 Club House.**

- **Report on Executive Session of January 14, 2017.**
  - Board will begin the Violation & Fines process in order to remedy CC&R violations.