



M24 Ranch Association Meeting Minutes April 8, 2017

Meeting called to order by President Randy Giglione at 10:02am.

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

Members in attendance: Cliff Kramer, Kim Misthos, Dave Magann, Skip Butler, Don & Mona Starks, Lance Keever, Pamm Leyva, Dan Dowden, Erik Olofson, Ron & Chris Kramer, Doug Meeks, Tracy Logette, Gary Tarpley, John Scadding, Blue & Susan Galvan, Daryl Hylton, Kim & Doug Quintal, and Linda Winters

Discussion Items:

- President's Report:
 - Upcoming Elections
 - Clarification of PO Boxes for M24.
 - PO Box 81 is for official M24 business.
 - PO Box 148 is use for receipt of voting ballots.
 - Clarification of candidates running for M24 Board.
 - Current incumbents: Randolph Giglione, Pat George, Anna Kramer, Fernando Leyva
 - Nominated candidates: Kim Hesser, Doug Quintal, Adam Kovalchik, Lorena Bull, Sara Levinson, and Susan Presley
 - Election Dates:
 - Complaints & Violations
 - Voting materials sent to membership on 3/21/17
 - Polls close on Friday 04/21/17 at 5:00pm
 - Votes to be counted on 04/22/17 at 10:00am at the Barn
 - Re-election of Board Directors
 - Ballots for director's position will be mailed no later than 04/12/17.
 - Polls close on Friday 5/12/17 at 5pm
 - Ballots to be counted on Saturday 5/13/17 at 10:00am at the Barn.
 - Annual Election of Directors: Secretary, Associate Director and President
 - Notice of nominations sent no later than 5/01/17
 - Nomination process closes on 5/22/17
 - Ballots mailed to members no later than 05/26/17
 - Polls close on 06/30/17 at 5:00pm
 - Votes counted at Annual Meeting 07/01/17 at 1:00pm
- Vice Presidents Report - Nothing to Report
- Treasurer's Report:
 - Current budget reviewed. Chris Kramer asked for detail on lake expenses which will be provided
 - Tax return was not filed for 2015 – Anna is refileing.
 - All delinquent dues have been collected.
 - Responsibility for Safe Deposit box will be turned over to Randy & Anna.
- Secretary's Report:

- Roofing work to begin on Monday April 10th.
- Singleton litigation update provided
- Allen Fowler request for access into M24 discussed by board.
- Associate Director's Report - Nothing to Report
- Committee Reports:
 - Cliff Kramer – Lake Committee
 - Bayette Tree Svc has been hired to remove dead & dying trees around the lake.
 - Lake water testing has been performed sent to Alpha Labs for testing.
 - Prior to any lake spraying of herbicides, notification will be provided to the membership.
 - Docks are in disrepair, must wait for drier weather before any work is performed.
 - Fernando Leyva – Road Committee
 - Manual Gray will perform road work when weather permits
 - Road base will be deployed as weather permits.
 - Road committee to report on trees that pose a danger of falling onto roads, will schedule tree falling as necessary.

Member Comments:

- Gary Tarpley questioned who are the “Friends of M24” – no names were provided in the letter that was sent to the membership. Gary also asked who should be contacted if the gate is not working – Skip Butler and Don Starks volunteered to assist. Another question regarding M24 roads versus Driveways – Kitos will review surveyor's maps and report to Gary.
- Linda Winter's donated two picnic tables to the association – THANK YOU!!!
- Quintal's will also donate two picnic tables, again THANK YOU!!!
- Chris Kramer is concerned with the vegetation between the lake and Lake Side Dr on the southern side of the lake.
 - Don Starks & Kitos will work with Manual Gray to obtain a bid to perform clean-up work.
 - When will spraying of the lake begin – when weather conditions permit.
- Sue Blake advised that the pier at Far Point needs to be fixed, footing needs to be replaced, and Sue will pay for this repair – Thank you!!!
- John Scadding was concerned with status of legal activities – Board is working on issue.
- Mona extended a THANK YOU to Dean Hunt and others for their clean-up efforts.
- Susan Galvin would like to see members participate in the Mountain Ranch Community Meeting adjourned at 11:24am

**A special M24 Board meeting to count ballots for the
Complaint & Violation Process is scheduled for April 22, at
10am, location the M24 Barn.**

**Our next regularly scheduled M24 Member Meeting will be held on
Saturday May 6th at 10:00am at the Barn.**