



M24 Ranch Association Meeting Minutes June 3, 2017

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

Board Members Present: Randy Giglione, Fernando Leyva, Pat George, Anna Kramer, Susan Presley

Members in attendance: Kim Misthos, Don & Mona Starks, Pamm Leyva, Erik Olofson, Loretta Giglione, Doug Meek, John Scadding, Carol Phelps, Ron & Chris Kramer, Cliff Kramer, Sue Blake, Carol Hylton, Dan & Yvonne Dowden,

Discussion Items:

- **President's Report:**
 - Numerous documents have been sent to the membership in order to comply with the Davis/Stirling Act
 - The Board has been working with attorneys to answer the complaint that was filed against the M24 Board.
- **Vice Presidents Report**
 - Please Drive Carefully
- **Treasurer's Report:**
 - Cash Expenditure Report shared with members – see attached.
- **Secretary's Report:**
 - Please complete & return the Address Verification form that was sent to all of the M24 members.
 - Please review the Standing Rules and provide updates to the board as appropriate.
 - See Road Committee Report
- **Associate Director's Report** – Susan is looking forward to working on the M24 Board of Directors
- **Committee Reports:**
 - **Lake Committee**
 - Water Quality of the lake is good.
 - Dead bull pines were cut and removed from around the lake
 - Lake spraying was performed around the lake
 - Lake spaying will continue on Wed June 14
 - Thanks to Dan Dowden & Don Starks for helping with the lake spraying.
 - Please do not throw clam shells into the lake – safety concerns
 - Please clean-up after yourself at all of the beach areas.
 - We need to schedule a work party to clean-up Kids Beach – volunteers??
 - Docks at Zak's needs to be removed – volunteers??
 - **Road Committee**
 - M. Gray will be coming out to do clean-up work around the lake - TBS
 - The side one gate requires repairs – repairs TBS.
 - All members, please abide by our speed limits while driving on association roads, also please ask your guests to abide to our rules. The safety of our members and maintenance of our roads is of primary importance.

- A special thanks goes out to the following individuals, for their work to maintain M24:
 - Lisa & Dean Hunt, Dan Dowden, Carol Phelps, Cliff Kramer, Don Starks, & Erik Olofson.

Member Comments:

- Carol Phelps – The board should consider installing barriers at the curve in front of John Scadding’s home.
- Chris Kramer – concerns w/security around the lake – many strangers
- Recommendation to purchase signs asking guest to display M24 Guest Pass
- Discussed holding Board meetings bi-monthly – members would prefer monthly.
- A plank on the walking bridge needs to be replaced.
- Carol offered to help remove debris around barn is a work party can be formed.
 - Erik & Cliff will coordinate
- Dan & don will look into getting bids to install insulation in the Barn.
- Yvonne commented on the new barn roof – a great improvement.

**A very special THANK YOU goes out to Sue Blake for her many years of service to the M24 Board of Directors as the Associate Director
Sue, you will be missed!!!**

Our next regularly scheduled M24 Member Meeting will be our annual meeting, to be held on Saturday July 1 at 1:00pm at Main Beach.

M24 Ranch Cash Expenditure Report
Covering the Fiscal Year 7/1/16 to 6/30/17
Year to Date Through the Month of May 2017

Money market balance as of 5/31/17	\$ 80,056.93
Main Street Checking as of 5/31/17	\$ 8,456.68
Total dues for 2016-2017	\$ 54,080.00
Dues collected through 5/31/17	\$ (54,227.00) -100.3%
Contingency Reserve	<u>\$ (1,872.00)</u>
 Total Cash After Contingency	 \$ 86,494.61

Actuals to Budget	2016 to 2017		
	Year to Date Expenses	Annual Budget	Remaining Budget
Insurance	\$ 11,166.90	\$ 11,000.00	\$ (166.90)
Dam Fees	\$ 8,810.00	\$ 8,500.00	\$ (310.00)
Road Maintenance	\$ 9,298.04	\$ 18,300.00	\$ 9,001.96
Utilities	\$ 1,281.81	\$ 1,250.00	\$ (31.81)
Postage & Misc. Supplies	\$ 1,600.65	\$ 1,000.00	\$ (600.65)
Attorney Fees	\$ 25,628.34	\$ 25,628.34	\$ -
Lake Maintenance	\$ 4,080.11	\$ 7,500.00	\$ 3,419.89
Gate Maintenance	\$ 450.81	\$ 1,500.00	\$ 1,049.19
Security	\$ -	\$ -	\$ -
Tax Prep & Other Filing Fees	\$ 692.76	\$ 1,000.00	\$ 307.24
 Totals	 <u>\$ 63,009.42</u>	 <u>\$ 75,678.34</u>	 <u>\$ 12,668.92</u>

Capital Expenditures

Clubhouse Roof	\$ 12,700.00	\$ 12,700.00	\$ -
	<u>\$ 12,700.00</u>	<u>\$ 12,700.00</u>	<u>\$ -</u>

Estimated Cash Reserves After Contingency, Budget Expenditures, and Capital Expenditures \$ 73,825.69