



## M24 Ranch Association Membership Meeting Minutes July 1, 2017

Meeting called to order by President Randy Giglione at 1:00pm.

Board Members Present: Randy Giglione, Fernando Leyva, Susan Presley

Board Members Excused: Pat George, Anna Kramer

Members in attendance: See Attachment

Discussion Items:

- Election Committee Conducted a tally of the M24 Annual Election of Officers:
  - Vice President – Pat George received 37 votes
  - Secretary – Fernando Leyva received 37 votes
  - Associate Director – Susan Presley received 37 votes
  - Our thanks to our election committee: Don Stark, Susan Galvin, and Dave Magann
- President's Report:
  - Our thanks to Greg (Sue Blake's nephew) for playing music
  - Thanks to Carol Phelps, Dean Hunt, and Cliff Kramer for weed eating M24 Beach.
  - Recognition to Sue Blake for her many years of service to M24 Association.
  - Chronology of issues facing M24, presented by Randy.
  - Many thanks to the board member spouses for their support of the board members.
  - The Board has been working with attorneys to answer the complaint that was filed against the M24 Board – preliminary injunction to enforce CC&R's is set for July 7, 2017.
- Vice Presidents Report: Excused
- Treasurer's Report: Excused
- Secretary's Report:
  - Please complete & return the Address Verification form that is attached and return to the association so that our records can be updated. This is a State requirement for all HOA's.
  - Thanks to our Treasurer – Anna Kramer – for putting together the M24 Reserve Study.
  - Singleton Law provided an update regarding litigation against PG&E – ongoing.
  - **Please keep M24 clean, when you use the lake, please take your garbage.**
  - See Road Committee Report
- Associate Director's Report – Nothing to Report
- Committee Reports:
  - Lake Committee
    - Thanks to Linda Winters for donating two addition picnic table to M24.
    - Lake spaying will continue on Monday July 10, 2017
      - Please stay out of the water until July 11<sup>th</sup>.
    - Thanks to Ron & Chris Kramer for their clean-up efforts on Lakeview Dr.
    - Sue Blake is working on doc improvements.
    - **Please clean-up after yourself at all of the beach areas.**

- There is an abandoned paddle boat at Kids Beach – please claim it or it will be removed.
- 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.**

Member Comments:

- Gary Tarplee
  - Concerns with maintenance of his driveway – Kitos will follow-up.
  - Dogs should be kept under control by their owners.
- Bill Vignone – road concerns & association funding
  - Roads are being maintained need to coordinate with Manual Grays availability.
  - The association is financially stable.
- Blue Galvin – Gate concerns possible upgrades.
  - The board will look into potential solutions.
- **Please note:**
  - Daryl Hylton has seen a mountain lion near his home.
  - Coyotes have been seen at the intersection of Eagle View and Calaveras Circle.
- Mona Stark is pleased with the action the board is taking to enforce the CC&R's.
- Security Concerns – How do we minimize unauthorized use of M24 facilities???
- Member input is appreciated.

**Our next regularly scheduled M24 Association Meeting will be held on Saturday August 5<sup>th</sup> at 10:00a.m. at the Club House.**

# M24 Annual Membership Meeting

## Sign-in Sheet

Name	Name
Kim & Dave Magowan	
Nina Nakamura	
RALPH & LORETTA GIGLIONE	
MONA & DON STARKS	
CLIFF KRAMER	
Sam <sup>Bill</sup> Wm	
DOLL MERTZ	
SUSAN & BLUE GALVAN	
ERIK CROFSON	
SUSAN PRESLEY	
SUE BLAKE	
Pammy Keyva	
Desiree Swenson JOHN SCADDING	
Gary Tangle Gary Tangle	
Ron & Chris Kramer	
KARIN STANDRIDGE	
Carol Phelps	
Daryl w HyLBN	
George Katsaros	
MARTENIK'S	

# Annual Election for M24 Board of Directors Tally Spread Sheet for counting Member

## Votes.

### July 1, 2017

Total Ballots Received: 38

Total Ballots Rejected: 0

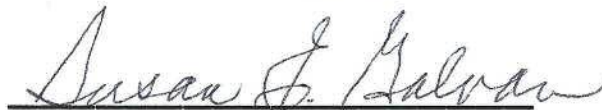
Name	Vote Tally	Total
Patrick George For Vice President		38
Fernando Leyva For Secretary		38
Susan Presley For Associate Director		38

Election Committee Members:

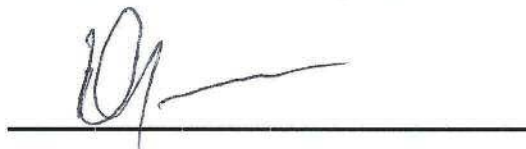
Don Starks:



Susan Galvan:



Dave Magann:



Request for Annual Notice of Address, Representative and Rental Status

**Civil Code, Section 4041**

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days.

1. The address or addresses to which notices from the Association are to be delivered.

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2. An alternate or secondary address to which notices from the Association are to be delivered.

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3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest.

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4. Is the separate interest – (check one)

<input type="checkbox"/>	Owner-occupied?
<input type="checkbox"/>	Rented out?
<input type="checkbox"/>	Developed, but vacant?
<input type="checkbox"/>	Undeveloped?

5. Member Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

\_\_\_\_\_