



M24 Ranch Association Meeting Minutes September 2, 2017

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

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

Members in attendance: **See Exhibit A**

Discussion Items:

- **President's Report:**
 - CPR training will be held on September 9th @ 11:00am at the Mountain Ranch Resource Center.
 - Cost is \$35.00 per person
 - Duration of class 3-4 hours
 - Steve Swanson donated three laminated CPR instruction signs – they will be placed at various beach areas – Thank you Steve for your donation.
 - Contact Fire Department to test gate access capability – Kitos
 - Spoke with Esperanza Fire crew, they have had no issues accessing M24.
- **Vice Presidents Report**
 - Road committee report provided by Pat George in Kitos' absence.
 - Tree removal on Eagle View, Royal Ridge, & Calaveras Circle – 24 trees downed.
 - Weed whacking on Eagle View Dr – star thistle removed.
 - Future Road work
 - Culverts on Olts Rd & Eagle View Dr
 - Grading work on gravel roads
 - Manuel Gray will get an estimate on chips to repair Lakeside Drive.
 - Security committee minutes reviewed – **see Exhibit B**
- **Treasurer's Report:**
 - Cash/expenditure report was distributed
 - There are 9 members with delinquent dues.
 - Delinquent dues received by September 30th will be assessed a 10% penalty, dues received after October 1st will be sent to collections and interest of 1% per month will accrue on outstanding balance.
 - It was noted that there is currently no Security Committee budget – a budget item will be identified after the security committee presents its findings/requirements.
- Secretary - excused
- Associate Director's Report – Someone has been dumping garbage on Eagle View Dr, Please take your garbage to the dump.
- **Committee Reports:**
 - Lake Committee
 - Pond weed needs to be removed – however the weed cutter is missing from the barn – does anyone know of its whereabouts?
 - Still need to remove unmarked boats from various beaches.

Member Comments:

- Steve Swanson stated that penalties for late payment of dues should not be assessed if the payment is post marked on the date due.
 - The board advised that they will review the policy
 - Note: Annual association dues are due July 1st and are delinquent Sept 1st.

- Doug Meek suggested that the lake level be lowered and debris removed with a bull dozer.
 - Susan Galvan stated that her understand was that the State will not allow this.
 - Sue Blake stated that it is allowed as long as permits are obtained – permits are very expensive.

- John Scadding – Need to do something about the cedar blight around the lake, also willow trees are taking over the inlet by near beach, M24 beach and the dam. John removed the sign at Kids Beach stating “Dogs must be on a leash” since it contradicts the main sign at Kids Beach.

- James Bull is waiting for a response to his request to be excluded from the M24 HOA.
 - Randy explained that there are legal issues that must be resolved and that our attorney is putting together a process that must be followed. Bull was also advised that a member must be in “good standing” prior to leaving the association, financial issues must be in order. Randy advised James that the association does not want him to leave, but if he decides to leave that there will be an annual cost to him for gate and road maintenance, amount to be determined.

Meeting adjourned at 10:45a.m.

**Our next regularly scheduled M24 Member Meeting is scheduled for:
Saturday October 7, 2017 at 10:00am at the Barn.**

BOARDED MTG - SEPT 2ND

NAME EXHIBIT "A"

Susan Reslow

ERIC OLOFSON

Pat Dwyer

CLIFF KRAMER

Kim Muthes

Dave Maguire

Randy & Coretta Giglione

DAN & YVONNE DOWDIN

Skip BUTLER

Steve Swanson

Ken R. Staur

James Pull

Greg Meek

Chris Kramer

Ron Kramer

JOHN SCADDING

SUSAN & BLUE GALVAN

SUE BLAKE

JAMES & WYAN BULL

KARIN & BRITANY STANLEY

EXHIBIT "B"

Dear SC members. This is the rough copy of our first Security meeting. Please feel free to edit, change or add. Please e-mail your changes to me at : patrick.d.george@gmail.com and please include your phone #. I will e-mail back to you the formalized version ASIC...-Thanks Pat

Security Committee Notes

A meeting of the M-24 Security Committee occurred on 8-26-2017 at Pat George's home at 10am.

In attendance were Pat, Eric, Susan, John S. Bleau and Skip; The following issues were discussed: ¹ DAVE MAGAW

-What does Security mean to the attendees in regards to M-24?

A consensus seemed to be that SC Members needed to have the confidence that M-24 will be a safe for all members by all M-24 Members following existing safety rules. Overall safety concerns are areas such as the Entry Gates and use of Kids Beach. Discussion of posted rules to be placed before coming in and before using Kids Beach. Sign relocation to be recommended.

Holiday security check points discussed. This technique was used in the past as a way to control unauthorized entry. Tabled for next year and further discussion.

The issue of gate entry systems discussed.. Various types of entry and identification of those entering techniques were discussed: (a) all M-24 members personally going down to the gates to let visitors or workers in. (b) investigation of card reader for entry -resulting in investigation of various items used for entry-clicker, phone, and common code entry at gates were discussed. Of importance was finding the best system we could find with reasonable cost. All SC members thought it a good idea to have a system when used which would identify the owner and the guest of what owner on entry to M-24. Susan to investigate.

A new current list of all owners was discussed with identifying data. The list would be available for all owners.

A phone tree was discussed for emergency use.

Speed bumps and speed bump analysis was discussed. Speed Bump placement was part of the discussion. SC members thought it a good idea to have a speed bump in front of Skips and at the Hiltons road area. Further a speed bump before the curve at John S road area was discussed with signage to give warning of the curve. Bleau volunteered to look into the costs of speed bumps at Cal Trans. Warning sign to be inventoried by Skip and construction overseen by Eric?

New guest passes and guests pass enforcement was discussed. Guest pass ideas and samples to be discussed at next meeting. Susan to contact Kitos.

New security issues relating to owners of lots 1-10 leaving M-24 were discussed. SC members concluded additional gates most probably will be needed. Placement to be discussed when and if lot owner leaves M-24.

A side issue of the availability of used black top on Hwy 49 was brought up and discussed. Issue to Road Committee.

Guest pass use and possible redesign was discussed. Included discussion: Guest Passes are to be used by Owners Guest (s) and in possession or in car when guests use Common Property. Guest Pass usage enforcement to be further discussed. Difficulties of Guest Pass enforcement discussed.

Meeting adjourned at 11:30 pm
Pat George SC Chair and this meetings note taker.