



M24 Ranch Association Meeting Minutes Aug 4, 2018

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

Members in attendance: Sue Blake, Mona Stark, Kathy George, John Scadding, Susan and Blue Galvin, Erik Olofson, Doug Meek, Kim Misthos, Ron Morrison, Carol Phelps, Dan Dowden, Skip Butler, Pamm Leyva, and Linda Winters

Guest in Attendance: Chris Sampson

Discussion Items:

- Central Fire attended: Chief Stone, Marty Tedder, & Joann Tedder
 - Road signs for Lakeside Dr – cost \$11.00 per sign
 - Free life vests for use at lake.
 - Need to install a storage container for life vests – Erik will coordinate.
- President's Report: **Excused**
- Vice Presidents Report – Nothing to report
- Treasurer's Report:
 - Reviewed Expenditure Report (restated) and reviewed restated expenses & budget with relationship to Butte Fire damage.
 - Restatement of expenses added to the Association's reserves. Reserve levels and annual dues levels will be reviewed to avoid surprise assessments
- Secretary & Road committee:
 - Weed eating along Eagle View & Calaveras Circle – side two cleanup to continue.
 - Rock removal scheduled for Lakeview Dr, as well as weed eating, brush cutting, and the addition of road base.
 - Robert Fisher will perform grading work on side two
 - Manuel Gray to work on culverts
 - Slow process for getting chipping bids for Lakeside & Eagle View
- Associate Director's and Gate Committee Report
- Gate Committee:
 - One proposal for new gate system, \$17k for side one, \$10k for side two, quarterly PM contract \$275.00
- Committee Reports:
 - Revitalize Committee Report lead by Sue Blake. Committee acronym: RROM
 - Member concerns: Lake, Roads, misc. repairs, and money reserve.
 - Lake Committee:
 - Need to work on cleaning of lake – work party will be scheduled.
 - John Scadding will review office docs to try and identify company that had performed prior excavation work at the lake.
- **Members Comments:**

- Central Fire has a program to assist with Private Burns, call 209-754-4330 for additional information.
 - Robbery occurred in M24 on July 30, items from Bill Vignone were stolen, and thieves drove recklessly on association roads. If you have any information regarding this case, please contact the Sheriff's Department and reference case # 18-00-2056.
 - Photo of vehicle is attached.
 - Tree & Brush removal – recommend hiring a company to cut & chip trees.
 - Barn sale – Mountain Ranch resource center will be holding a yard sale on 9/29, contact Susan Galvan for specifics.
 - Ron Morrison is hosting a community garden group event on 8/28 at his home, the event will begin at 10:30 a.m. all are welcome.
 - Question regarding legal fees paid out by association.
 - Brief description:
 - Kovalchik/Levinson (K/L) were advised that their commercial cannabis grow was not allowed by the association, due to CC&R restrictions.
 - Calaveras County would not assist M24 to enforce CC&R's.
 - Engaged attorney to determine best path forward.
 - K/L filed a law suit against the association for violations of Davis/Stirling Act
 - Adam/Stirling Law Group, specializing in HOA matters were hired in order to prepare documents to adhere to Davis/Stirling Act.
 - The association filed a counter suit against K/L
 - Calaveras County passed the Cannabis Ban
 - Law suits were settled out of court.
- **Meeting adjourned at 11:32 a.m.**

**Our next regularly scheduled M24 Member Meeting is scheduled for:
Saturday September 1, 2018 at 10:00 a.m. at the Barn**

