



M24 Ranch Association Meeting Minutes October 6, 2018

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

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

Members in attendance: John Scadding, Ron Morrision, Nina Nakamura, Kim Misthos, Susan and Blue Galvin, Chris & Ron Kramer, Erik Olofson, Brittany Standridge, Karen Standridge, Linda Winter, Daryl Hylton, Sue Blake, Kathy George and Bob Johnson

Discussion Items:

- **President's Report:**

- **Road Improvements**

- Black top paving on Lakeview Drive will be done next year (May/June).
 - Temporary fixes to Lakeview Drive will be evaluated by the Road Committee. Specifically, the crest of the hill near John Scaddings and the area where the new culvert was installed.
 - Final billing for Eagle View road work was \$128,368. Breakdown of costs attached.

- **Gate Issue on Jed Richardson's Property**

- The Board met with Jed and proposed adding signage that delineates the easement boundaries and another that states that passage of cars and trucks on easement are not advised. In return Jed would remove the gate and fence. Still waiting for a response from Jed to finalize agreement.
 - Also noted that actual easement is to the left of the gravel entrance to Jed's property.

- **George Katsaros Issue**

- Stated that as a Board we can't legally allow removal of George's property from the association.
 - Only a judge can make this change.

- **Vice President's Report:**

- Nothing to report

- **Treasurer's Report:**

- Reviewed the M24 Expenditure Report (Attached).
 - Noted that there are still 4 outstanding dues.

- **Secretary's Report:**

- Nothing to report

- **Associate Director's Report**

- Proposed and set date of October 27th for Halloween Party.

- Committee Reports:
 - Road Committee
 - Erik Olofson proposed sending email to association members offering dust suppressant on gravel roads with the understanding that they must stay off for 24 hrs.
 - Those interested in having their driveway asphalted should contact Ken Burgess at 295-4873 prior to work on Lakeside Drive.
 - Lake Committee
 - Eli Kersh presented options for lake maintenance:
 - Proposed mapping of lake via automated mapping software system to analyze sediment deposition. This generates a real time image of the lake which provides a heat map indicating plant growth, thus specific areas to target for plant removal. Also provides exact depths and sediment accumulations which is valuable information for contractors providing proposals for sediment removal and more accurate calculations of the percent of chemicals to use. Data collected will provide a baseline for comparison which will help determine future costs for lake maintenance.
 - The cost to perform initial mapping is \$2500. This is a yearly rate for the software subscription. Eli will map now and again later in the rainy season.
 - Proposed hiring a company to remove cattails rather than having volunteers do the work. Advantage is that the company performing the work would hold the necessary permits and the liability would lie with them.
 - Proposed use of single aerator in deepest part of lake to circulate oxygen. This will prevent the growth of green algae caused by anoxic lower layer in the lake.
 - Proposed that catch basin improvements should be delayed until after the rainy season.
 - The Board approve motion to appropriate \$10,000 for lake repairs.
 - Security Committee
 - Reported Status of new security gate installation.

Member Comments:

- None

Meeting adjourned at 12:00p.m. noon.

**Our next regularly scheduled M24 Member Meeting is scheduled for:
Saturday November 3, 2018 at 10:00 a.m. at the Barn**