



**M-24 RANCH ASSOCIATION
Meeting Minutes December 7, 2019**

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

Board Members Present: Pat George, Skip Butler, John Scadding, Susan Presley

Members in attendance: Dan Dowdin, Ron & Chris Kramer, Kitos & Pamm Leyva, Carol Phelps, Daryl Hylton, Karen & Brittany Standrige, Lisa Hunt, Holly Price, Kathy George, Bill Vignone

Discussion Items:

- President's Report:
 - Motion to approve November 2, 2019 minutes, approved 4-0.
 - Continue to put backing along Lakeside Drive.
 - Requested that members and guest use road backing areas to pull off road. Approximately 40-50% complete. Will add fiberglass strips at area where no backing is applied. Also, two applications of slurry seal will be applied at some time in the future. This will prevent cracking of the road surface.
 - Also, there have been discussions with one of the members regarding living in trailer when not in construction phase. Trailers can be stored and/or used for recreational purposes. Understand that a construction permit has been applied for.
 - Erik Olofson and Randy Giglione inspected easement on property APN# 021-011-009 & APN# 021-009-003, but could only find one survey stake. The Association paid to verify location of easement markers last year, but apparently someone removed without approval. The Board will hire Acorn Surveyors to resurvey the easement for approximately \$600.
 - Also an issue on Olts Road. The Board will investigate further.
 - Motion to approve President's Report – approved 4-0.

- Vice President's Report:
 - Nothing to report.

- Treasurer's Report:
 - In August, the Association won a judgment in Small Claims Court of \$3,125.58 for delinquent dues. The Board's tentative conclusion was to collect the judgment, provided M-24 would not incur any out-of-pocket costs in doing so. The contract offered by the Association's debt collector, Allied Trustee Services, to collect the judgment, however, contained an indemnification clause that possibly could expose M-24 to significant extra costs. The Treasurer's recommendation is to reject the contract. Motion not to adopt the Contract with Allied Trustee to collect dues on the parcel APN # 021-009-013 - approved 4-0.

 - Dues revenues to date are \$62,406. Of the four delinquent accounts sent for collection in October, two have been paid, and Allied Trustee Services reports one of the two remaining accounts may soon be paid. Indications are that the remaining delinquent account is unlikely to be paid. A lien will be placed against the property if necessary.

 - The budget of \$63,648 adopted for the current fiscal year, July 1, 2019 to June 30, 2020, assumed 102 dues-paying lots. In fact, there are only 101 lots because of a merger of two properties, and the budget will have to be reduced accordingly by \$624. The Board will consider at its next meeting which budget item(s) should be cut.

 - Preparing the balance sheet for the first-quarter financial report revealed that the checking account balance reported on the bank statement as of September 30 was too low. Subsequent analysis uncovered that the account had not been reimbursed for expenditures of \$15,512 made on behalf of projects that were to be covered by funds from the PG&E settlement.

 - Motion to approve Financial Report – approved 4-0.

- Secretary's Report:
 - Still working with Ron Mobley on installation of cameras at gates.

 - Motion to approve Secretary's Report – approved 4-0

- Associate Director's Report
 - Some folks are under the impression that emails sent to an individual are private, and should not automatically be considered to be privileged.

- Motion to approve Associate Director's Report – approved 4-0
- Committee Reports:
 - Lake Committee:
 - Areas at the bottom of the Dam will require grading and fill sometime in the next 5 years.
 - Randy Giglione suggested that trees in spillway not be removed. Further discussion required.
 - Road Committee:
 - Bill Vignone requested that rock be spread near his property. Road committee will take a look at area in question.
- Member Comments:
 - Randy Giglione explained Opt Out Request Form.
 - Daryl Hylton would like to re-weld magnetic plate at South Gate. Further investigation required.

Meeting adjourned 11:00 A.M.

Our next M24 Member Meeting is scheduled for Saturday January 4th at 10:00am at the Barn.

The Board of Directors will be holding Executive Session Meetings as necessary.