



M-24 RANCH ASSOCIATION

Meeting Minutes January 5, 2019

Meeting called to order by President Sue Blake at 10:00am.

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

Members in attendance: Susan and Blue Galvin, Chris & Ron Kramer, Erik Olofson, Daryl Hylton, Kathy George, Dan Dowdin, Carol Phelps, Holly Price, Savannah Price, William and Caroline Grohe

Discussion Items:

- President's Report:

The status of the Executive Meeting held on 12/11/2018 regarding blocking of easements was provided. Sue Blake stated that this is not allowed and that the Board is currently trying to resolve.

- Vice President's Report:

Lakeside Drive Cleanup

- Have contracted with Proper Pruning to clear brush around lake. Estimated to begin within the next month.
- Noted that there is another tree that should be removed at Labs Landing.

Road Improvements

- Black top paving on Lakeview Drive is a priority. Work should be done as soon as the weather permits.
- Treasurer's Report:
 - Reviewed the M24 Expenditure Report (Attached).
 - Reviewed the New Regulations for 2019 (Fidelity Bonds, Board Approval of Monthly Financials, etc.)
 - Noted that there are still 2 outstanding dues.
 - The Board approved the Monthly Budget.
- Secretary's Report (Excused):
 - Nothing to report
- Associate Director's Report
 - Provided status of the new gate security installation. Estimate the system will be operational the 2nd Quarter of 2019.
- Committee Reports:
 - Lake Committee
 - Erik Olofson provided an update on the lake improvements.
 - Continue assembly of new docks.

- Removal of old docks will require organizing a work party.
- Erik to obtain an estimate to remove dead cattails and find out how often this needs to be done.
- Still need to build structure for storage of life jackets at Kids Beach.
- Work on catch basins will be completed after the rainy season.
- Introduction of bluegill into the lake will occur in the Spring.

Member Comments:

- Chris Kramer requested that the area of road near John Scadding's be fixed. Carol Phelps indicated that this will be done once we have a couple of dry days.
- Carol Phelps suggested that we purchase and install a "fisheye" mirror on the road by John Scadding's.
- Chris Kramer suggested that we establish exit routes at South corner of the lake. Possibly through Jack West property and/or George Martins.
- Carol Phelps stated that she will be developing property and install a manufactured home on White Rock. The Board requested specifications of the home.

Meeting adjourned at 11:00 a.m.

Next meeting will be Saturday, February 2, 2019 at 10:00 am at the barn.

M24 Ranch Cash Expenditure Report from Operating Accounts
Fiscal Year 7/1/18 to 6/30/19
Year to Date Through **30-Nov-18**

Main Street Operating Account Balance Reconciled to Bank Statement	\$	46,325.64
Dues Receivable for 2018-2019	\$	1,144.00
Total Cash & Receivable	\$	47,469.64

Actuals to Budget	2018 to 2019		
	Year to Date Expenses	Annual Budget	Remaining Budget
Insurance	\$ -	\$ 14,721.00	\$ 14,721.00
Dam Fees	\$ -	\$ 13,074.60	\$ 13,074.60
Road Maintenance	\$ -	\$ 2,000.00	\$ 2,000.00
Utilities	\$ 560.16	\$ 1,241.47	\$ 681.31
Postage & Misc. Supplies	\$ 480.59	\$ 1,200.00	\$ 719.41
Attorney Fees	\$ 14,598.00	\$ 12,000.00	\$ (2,598.00)
Lake Maintenance	\$ -	\$ 2,000.00	\$ 2,000.00
Gate Maintenance	\$ 35.27	\$ 2,000.00	\$ 1,964.73
Security	\$ -		\$ -
Tax Prep & Other Filing Fees	\$ 35.00	\$ 1,575.00	\$ 1,540.00
	\$ -		\$ -
Totals	\$ 15,709.02	\$ 49,812.07	\$ 34,103.05

Excess/(Deficit) if all dues collected and remaining budget spent **\$ 13,366.59**

Operating Cash Reserves		
	Money Market \$	45,791
	CD \$	65,379
		111,169.80
		\$ 111,169.80