



M-24 RANCH ASSOCIATION

Meeting Minutes March 2, 2019

Meeting called to order by President Sue Blake at 10:05am.

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

Members in attendance: Susan and Blue Galvin, Pamm Leyva, Erik Olofson, Dan Dowdin, Carol Phelps, Skip Butler, Cliff Kramer, Ron Morrison, Mona Starks, John Scadding, and Randy Giglione

Discussion Items:

- President's Report:
 - Motion to approve Feb 2, 2019 minutes, with an amendment to include discussion of dues increase.
 - Letter to Bull's regarding withdrawal from association, approved 5-0 – approved minutes attached.
 - To include procedures in CC&R's section 8 on required process.
 - The Board will also be seeking annual reimbursement from the Bulls for their use of the Association road, per Civil Code Sec 845.
 - Use of Barn discussion – Sue will work on a policy statement, once the barn is upgraded.
 - The Board determined that the barn needs to be upgraded before private parties can be held there.
 - Send email to Dunn's deny use of barn at this time.
- Vice President's Report:
 - Proper Pruning has completed cleanup work on Lakeside Dr.
 - Cost \$2k per day, total of 5 days work, total cost \$10k
 - Work on White Rock & Lake View to be performed at a later date.

Road Improvements

- Dan Dowden is now the Road Committee Chair Person.
 - Dan has reached out for additional bids to asphalt Lakeside Dr.
- Erik and Randy has applied cold patch to one section of Eagle View Dr, repair looks good.
- Road improvements must include: grading work, culvert cleanout, weed eating, gravel, removal of downed trees (burn piles)
- Treasurer's Report:
 - Change of ownership for APN: 021-009-013, cannot foreclose, delinquent dues will require civil recovery.
 - No tax liability for PG&E litigation funds, per CPA preparing tax returns.
 - The Board approved the Monthly Financials Report 5-0.
 - Reserve Study – years 1-19 look good, at 20+ years we run into short fall. We need to consider an increase in dues to accommodate Reserve requirements, in order to avoid a large special assessment at a later date.
 - Current estimated budget for 2019-20 shows a deficit. To cover deficit and start building long term reserves, recommend a dues increase of \$50 to \$80 per year (\$5 to \$7 per month). Will update budget estimate for further review of dues increase discussion next month.
- Secretary's Report
 - The association wants to thank all those members that helped with tree removal, and culvert & ditch cleanup. Those efforts will definitely help during this rainy season.

- Dam Inspector was out on 2/26, his report will be available the end of March.
 - Recommendations: Remove some trees and vegetation on each end of the dam, cleanup the groin areas, remove berry bushes, create burn piles of downed trees.
- New committee formed: Barn Committee – chair Kitos, members Erik, Anna, John, Mona, and Sue.
 - Activities to include upgrades to windows, doors, walls, HVAC system, electrical outlets and lighting, cleanup of misc. junk, cleanup of office to include filing of historic documents.
- Associate Director's Report
 - R&S will be out to complete set-up of gate system. Estimate the system will be operational the 2nd Quarter of 2019.
 - Ron Mobley is working on internet connectivity.
- Committee Reports:
 - Lake Committee
 - Erik Olofson provided an update on the lake improvements.
 - Will provide Treasurer with estimates of monthly and one-time upgrade expenses for lake.
 - 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.

Member Comments:

- Carol has priced a “fisheye” mirror to be installed on the road by John Scadding's.
 - Price \$239.99 + \$44.00 shipping – Board approved purchase 5-0.
 - Erik has volunteered to install the mirror.
- Carol will share the name & number for a contractor she will be using to improve her property, so that we have a backup contractor to install culverts should Manual Gray not be available.
- Carol has provided an updated Repair & Revitalize status sheet, see attached.

Meeting adjourned at 11:36 a.m.

Next meeting will be Saturday, April 6, 2019 at 10:00 am at the barn.

M 24 REPAIR & REVITALIZE 2019 Priorities

Priorities:

1. Complete Gate Security Systems. **In progress**
2. Recommendations for lake and time lines. **In progress**
3. Clear brush and dead trees from S. Gate to around the lake perimeter.
Completed
4. Remove dead trees and brush within easement of all main interior roads.
Completed
5. Big dead tree removals around the lake. **To be done**
6. Add sand or pea gravel at 3 main swim beaches. **Early Fall**
7. Replace inadequate culverts around lake- which ones? **Prior to paving**
8. Pave from S. Gate to around the perimeter of lake. **Spring**
9. Create a sediment catch basin below Swanson property. **Early Fall**
10. Grade and rock most interior roads. **Completed**
11. Grade and chip seal Eagle View to North Gate. **Completed**
12. Replace docks. **In Progress**

As of Jan. 2019 To be done List

- Finish interior of Meeting room/barn
- Strengthen Pedestrian Bridge
- Safety Mirror by Scaddings
- Repair and paint fences around gates
- Security placards for member's cars
- Identify emergency exit road on South side of Lake
- Fell and remove larger dead trees around lake
- Replace dangerous picnic tables



M-24 RANCH ASSOCIATION

Meeting Minutes February 2, 2019

Meeting called to order by President Sue Blake at 10:04am.

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

Members in attendance: Blue Galvin, Chris & Ron Kramer, Erik Olofson, Kathy George, Dan Dowdin, Carol Phelps, Holly Price, Skip Butler, Karen and Brittany Standridge, Mona Starks, Ron Morrison, Pamm Leyva, John Scadding, and Randy Giglione

Discussion Items:

- President's Report:
 - Motion to approve January Minutes, motioned, seconded, passed 4-0
 - Board will begin discussions to increase HOA dues for 2019-20.
 - Discussion items of Executive Board Meeting held on 01/17/19
 - Withdrawal of lot 10B – need to sign use of easement agreement.
 - Follow-up on easement issues.
 - Motion to order signs for easement area in the amount of \$500.00, passed 4-0.
- Vice President's Report:
 - Shared Treasurers Expenditure Report – see attached.
 - Pat and Dan will coordinate vegetation cleanup around lake by Proper Pruning.
- Treasurer's Report - excused
- Secretary's Report
 - Road Committee activities:
 - Thanks to Carol Phelps and Holly Price for filling potholes on Lakeside Dr
 - Thanks to Daryl, Skip, Randy, and Dan for removing a downed tree on Lakeside Dr.
 - Manual Gray cleaned out four blocked culverts on Eagle View & Calaveras Circle.
 - Kitos has resigned as Road Committee Chair, replaced by Pat George.
- Associate Director's Report
 - Work continues on the new gate security installation. Estimate the system will be operational by the end of 1st Quarter of 2019.
 - Security committee (Susan, Pat, John, Blue, Skip and Randy) will develop a policy for security camera use. New cameras are on order.
 - Need a work party to cleanup office & barn area – Susan Presley will chair.
- Committee Reports:
 - Lake Committee
 - Two docks remain to be built.
 - Section of damaged dock to be repaired – under warranty.
 - Erik to obtain an estimate to remove dead cattails and find out how often this needs to be done.
 - Waiting for bids to build catch basins.

Member Comments:

- Randy Giglione shared his reasons for resigning his position as president, he still wants to be engaged with M24 activities and will assist in any way possible.
- Carol Phelps suggested that we purchase and install a “fisheye” mirror on the road by John Scadding’s – Carol Phelps will investigate.
- Chris Kramer suggested that we establish exit routes at South corner of the lake. Possibly through Jack West property and/or George Martins – Sue Blake to follow-up.
- Motion to hire individuals under retainer to work in M24 – Pat & Kathy George to coordinate.

Meeting adjourned at 11:18 a.m.

Next meeting will be Saturday, March 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 **31-Dec-18**

Main Street Operating Account Balance Reconciled to Bank Statement	\$	39,650.69
Dues Receivable for 2018-2019	\$	563.78
Total Cash & Receivable	\$	40,214.47

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	\$ 673.40	\$ 1,241.47	\$ 568.07
Postage & Misc. Supplies	\$ 508.03	\$ 1,200.00	\$ 691.97
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	\$ 15,849.70	\$ 49,812.07	\$ 33,962.37

Excess/(Deficit) if all dues collected and remaining budget spent **\$ 6,252.10**

Operating Cash Reserves		
	Money Market \$	45,801
	CD \$	65,480
		111,281.13
		\$ 111,281.13