



M-24 RANCH ASSOCIATION Meeting Minutes August 3, 2019

Meeting called to order by President Randy Giglione at 10:00am.
Board Members Present: Pat George, Susan Presley, Skip Butler

Members in attendance: Bill Vigione, Kathy George, Chris and Ron Kramer, Jack and Sue West, John Scadding, Dan Dowdin, Sue Blake, Erik Olofson, Daryl and Carol Hylton, Loretta Giglione, Lisa and Dean Hunt, Brittany and Karin Standridge, Steve Swanson, Kim Hesser, Doug Qunital, Jeff Miller, Bruce Marhenke, Kitos and Pamm Leyva, Carol Phelps, Yvonne Dowdin

Discussion Items:

- President's Report:
 - Motion to approve July 6, 2019 minutes, approved 3-0, with amendment to include improvements to easements and addition of Sue Blake as an attendee.
 - Lakeside Drive Road Repair Discussion
 - Randy advised that the Board sought legal advice on how to proceed with Lakeside Drive road work. It was determined that it is a repair and the Board's fiduciary duty to make such repairs to the common area. We are going to vote on it today. It is part of the CC&Rs and is the state law. It is not a capital improvement. The proposed solution is just an overlay and as such is considered a repair.
 - The asphalt will begin just before the south gate to just past Jack and Sue West. Jeff Miller would like to extend to his property. Addition cost for this extension is approximately \$14.5K. Current total to pave main portion of Lakeside Drive is \$275K. The total to pave Lakeside Drive in its entirety is \$289.5K.
 - Summit paving will bevel pavement in areas near beaches, etc. The Road Committee will build up backing in certain areas as needed.
 - The Road Committee solicited 8 bids for various solutions. Most of the bids for an overlay were between \$301-\$317K. Complete new road was over \$500K. Chip seal road was not advised by consultant. Lowest bid for chip seal was from Summit Paving for \$235K. Summit bid for asphalt includes 2 slurry seals during years 3 and 6. A third option would be base rock for \$135K.
 - The Road Committee recommends paving of Lakeside Drive for \$289K. Includes a 4 year warranty. 4 days of prep and 4 days of paving. Also, include 6 speed bumps.
 - The Board will send an email advising members of days that road work will occur.

- Vice President motioned to approve contract with Summit Paving for \$275K for repair of Lakeside Drive, approved 3-0 (Skip Butler, Susan Presley, Pat George).
 - Secretary motioned to approve contract with Consultant Skip Brown for amount not to exceed \$9000 for oversight of paving of Lakeside Drive, approved 3-0 (Skip Butler, Susan Presley, Pat George). Pros and cons presented by various members.
 - Vice President motioned to approve contract with Summit Paving for an additional amount not to exceed \$16.5K for extension of paving on Lakeside Drive to Jeff Miller's property, approved 3-0 (Skip Butler, Susan Presley, Pat George).
- Kim Hesser requested that the RROM spreadsheet be shared with the membership.
- Discussion of one time charge of \$570 to the Bulls for Lakeside Drive paving. Majority of the members agree that they should not be charged.
- Secretary motioned not to charge the Bulls for their portion of Lakeside Drive paving, approved 3-0 (Skip Butler, Susan Presley, Pat George).
- Discussion of Bull's access to lake. Skip stated that he gave them a pass.
- Vice President's Report:
 - Nothing to report
- Treasurer's Report:
 - Motion to approve M-24 July financials – approved 3-0
- Secretary's Report
 - Self-nominations forms for Treasurer's position have been mailed to the membership.
- Associate Director's Report
 - Will call for a security meeting within the next month.
- Committee Reports:
 - Lake Committee:
 - Stocked lake with 1000 bluegill and 1000 catfish.
 - Lake was sprayed for intrusive vegetation the 2nd week in July.
 - Disposal of Tule's – hire Joe Pellegrino and dump truck, any members interested in taking tulle's for their garden, contact Erik Olofson.
 - Catch basins will be dug at the end of the summer season.
 - Gate & Security:
 - Security cameras to be installed by Ron Mobley before Labor Day.
 - Road Committee (RC):
 - Will commence work on gravel roads as soon as feasible.

- Member Comments:
 - Carol Hylton would like a copy of association property map.
 - Carol Phelps would like Acorn Surveying to resurvey APN# 021-011-009 and APN#021-009-003 relative to the easements.

Meeting adjourned 12.22 p.m.

Our next M24 Member Meeting is scheduled for Saturday September 7th at 10:00am at the Barn.

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

