



**M-24 RANCH ASSOCIATION**  
**Meeting Minutes**  
**October 3, 2020**

Meeting called to order by President Sue Blake at 10:00 am at M24 Beach.  
Board Members Present: Fernando Leyva, John Scadding, Susan Presley, Skip Butler

Members in attendance: Dan Dowdin, Ron Morrison, Steve Swanson, Jack Jimenez,  
Bill Vignone & Carol Phelps.

Agenda Items:

- President's Report:
  - No minutes to approve since September meeting was our Annual Meeting and no quorum was present.
  - Future contract performance should be monitored by someone on the Board. If a change order does not increase the contract amount then a Board member and/or committee member has the authority to approve. If the amount exceeds the authorized amount the committee must return to the Board for approval.
- Vice President's Report:
  - Nothing to report.
- Treasurer's Report:
  - APN # 021-007-026 – notice of default filed.
  - Income Statement: There is a surplus of \$15K from last year that will be carried over to current fiscal year (2020-2021).
  - Approximately \$3K in dues is still owed by 3 owners.
  - Motion to Adopt notice of delinquency and intent to file lien on 2 owners, which comprises 4 properties – Approved 5-0.

- Secretary's Report:
  - Nothing to report.
  
- Associate Director's Report:
  - Will send out an email for various work parties.
  
- Committee Reports:
  - Lake Committee:
    - Chris Armstrong has begun clearing of weeds in groins at dam.
    - Removal of reeds at dam should be done. James Mann Construction has given an estimate of \$1000.
    - Cliff Kramer will coordinate testing of water.
  
  - Road Committee:
    - Kenny Burgess still planning on the end of October for work on Eagle View Drive.
    - Waiting for additional bids for road work on White Rock.
    - Speed bumps for Eagle View ordered and will be delivered this week.
    - We need to fix culvert and trim brush from drainage along Lakeview Drive.
  
  - Gate & Security Committee:
    - North gate will require maintenance by the gate contractor R&S Erection. An estimate is forthcoming for review and approval by the Board.
    - Motion to approve the Rules of Gate Access and Identification – Approved 5-0.
  
- Member Comments:
  - Send email to members to lock and tag boats for the season and remove all floats. Cliff Kramer to coordinate.
  - Bid for sand currently on Kids Beach, \$1000 per load (double transfer). Would need three loads for Kids Beach and Labs Landing. Total cost of \$3000. Will send an email to members soliciting donations.
  - Members have suggested that a volley ball court be put on Kids Beach. The Board is receptive and will advise at our next meeting.
  - Trenching around barn and filling with concrete is required. Possibly bring water in as well. Will get a bid for the trenching.
  - Member has suggested that a fenced in dog area be provided. Possible site is Coots Cove. Will ask member for strategy for fencing.

- All members are encouraged to visit the M24Ranch website to become familiar with the rules and regulations.

**Meeting adjourned at 11:07 A.M.**

**Next Board Meeting is scheduled for Saturday November 7th at M24 Beach at 10:00 A.M.**

**The Board of Directors will be holding Executive Session Meetings as necessary and will provide adequate notice as required.**