



M-24 RANCH ASSOCIATION
Meeting Minutes March 7, 2020

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

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

Members in attendance: Dan Dowdin, Carol Phelps, Steve & Desiree Swanson, Karin and Brittany Standridge, Sara Levinson, Carol and Daryl Hylton, Sue Blake, Erik Olofson, Lisa Hunt and Bill Vigione.

Discussion Items:

- President's Report:

- Motion to approve February 1, 2019 minutes, approved 5-0.
- Discussed potential revision of CC&Rs proposed during last meeting. 80% of acreage requirement for positive vote. At the Board's request Sue Blake provided a draft letter to the Board to be sent to members with suggestions for CC&R revisions. However there is a high probability that the 80% vote can't be achieved, and it would be expensive to get 2/3 vote approved by the courts. Pressure to act this year was removed by recent changes in law, which no longer requires a review period every 10 years. Based on these considerations and absent an immediate need it was decided that revisions to the CC&Rs should not be pursued at this time.
- Motion to approve President's Report – approved 5-0.

- Vice President's Report:

- Nothing to report.

- Treasurer's Report:

- Provided income and balance sheet statements statement thru February 29, 2020. Currently a little over \$200,000 in cash assets: \$60,000 in Operating Fund, \$119,000 in Reserve Fund, and \$21,000 in PG&E Settlement (RRROM) Fund.
- We sent 4 delinquent dues accounts to collection. 3 have paid. 1 property owner did not and a lien was placed on his property. Doubtful we will be able

to collect by going to foreclosure, which means ending up owning unmarketable property. Instructed the collection agency to put account on hold. Approximately \$1,000 uncollected costs to pay, plus write off of \$624 in assessed dues as uncollectable.

- In the Executive Session following Last February's meeting, the Board decided to contract with Ms. Pamela Colewell to provide bookkeeping services. Ms. Colewell was suggested by Carol Phelps, who knew of her work for the Resource Connection in Mountain Ranch. Ms. Colewell estimates that her annual billing for services will be around \$1200.
- Motion to approve Financial Report – approved 5-0.
- Secretary's Report:
 - Spoke to Ron Mobley regarding the cameras. He has been out sick for over a month, but will make it a priority.
 - Gary Tarplee will commence electrical work in the couple of weeks.
 - Motion to approve Secretary's Report – approved 5-0.
- Associate Director's Report:
 - Will schedule a security meeting within the next couple of week.
 - Motion to approve Associate Director's Report – approved 5-0.
- Committee Reports:
 - Lake Committee:
 - An Inspector will be here on March 13th for inspection of Dam.
 - Removal of reed piles has begun and will continue after the rains have ended.
 - Road Committee:
 - Still waiting of delivery of ¾ inch road base for White Rock Road and curve on Lakeview Drive.
 - Meeting contractor next week for brush removal along association roads.
 - Spoke to contractor about long term fix for White Rock.
 - Some members raised concerns about speed bumps and whether some should be modified and others removed.
 - Randy Giglione indicated he had received a \$2800 bid to modify bumps

that might make them smoother. Board will pursue issue. Need more information. Will ask contractor if a few of the bumps could be removed and at what cost.

- Gate & Security:
 - Gate at the end of White Rock is currently locked. Should we ask property owner to leave gate unlocked in case of emergency.
 - Security meeting will be scheduled next month.

- No Member Comments:

Meeting adjourned 11:50 A.M.

Our next M24 Member Meeting scheduled for Saturday April 4th has been cancelled due to the lockdown mandated by the State.

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