



M-24 RANCH ASSOCIATION Meeting Minutes August 1, 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: Daryl Hylton, Dan Dowdin, Steve Swanson, Erik Olofson, Dean & Lisa Hunt, Nina Nakamara, Ron Morrison, Roy Roberts, Nina Nakamura, Jack Jimenez & Carol Phelps.

Discussion Items:

- President's Report:

- Motion to hold the Annual Meeting on September 5, 2020 instead of July 4th weekend, due to COVID-19 concerns - approved 5-0. Secretary to send appropriate notices to the membership.

- Motion to approve June meeting minutes - approved 4-0.

- Vice President's Report:

- Nothing to report.

- Treasurer's Report:

- An overview of the Proforma Operating budget was presented. The Proforma budget for the new fiscal year, 2020-2021, consists of a forecast of the Association's operating budget (attached); for reference, the executive summary of a reserve study commissioned by the Board (the full study will be posted to the M24 website); and a disclosure of the assumptions describing how reserves will be funded, and the consequences for future budgets (attached).

- Motion to adopt Proforma Budget for fiscal year, 2020-2021 – approved 5-0.

- Association dues will fall by \$624 because the new owner of Lot 10C has taken it out of the Association.

- At the same time, revenues will increase by \$624 because the new owners of Lot 6A have indicated an interest in bringing their lot back into the Association.

- Secretary's Report:
 - Gary Tarplee will continue electrical work on the barn, but must first fumigate to get rid of termites and other pests. Will be completed by Labor Day weekend.

- Associate Director's Report:
 - Nothing to Report.

- Committee Reports:
 - Lake Committee:
 - Eli Hersch, a former M24 property owner has agreed to spray the lake for free.

 - Road Committee:
 - Discussion of removal of speed bumps.
 - Summit Paving will start the 1st week in August to mitigate a couple bumps and remove the bump in front of Chris and Ron Kramer's property.
 - Kenny Burgess will start repairs on Eagle View the 1st week in August.
 - Requested bid for rock on White Rock Road.
 - 5 speed bumps on Eagle View Drive still need to be ordered.
 - Agree that clearing of the drainage ditches of vegetation and debris prior to the rainy season is a priority. May required a backhoe in some areas.

 - Gate & Security:
 - Rules of Gate Access and Identification will be sent to the members for comments. Will be an item of discussion and potential adoption at the Annual Meeting on September 5, 2020.

- Member Comments:
 - A member requested that sand be added at Kids Beach and Labs Landing. Steve Swanson to request bids.

Meeting adjourned 11:03P.M.

Our Annual Meeting is scheduled for Saturday September 5th at M24 Beach.

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