



M-24 RANCH ASSOCIATION
Meeting Minutes
April 10, 2021

Meeting called to order by President Sue Blake at 10:00 a.m.

Board Members Present: Sue Blake, Fernando Leyva, John Scadding, Skip Butler, Susan Presley

Members in attendance: Dan Dowdin, Steve Swanson, Erik Olofson, Carol Phelps, Holly and Frank Price, Bill Vigione, Kim Schlenz, Chris and Kelly Ann Tarp, Pat and Cathy George.

- Presidents Report
 - Notification of Elections – Secretary, Vice President, and Associate Director to be elected in 2021 for two-year term. Secretary will send out information seeking nominations
 - Send out Annual Disclosure Policy – send email to members reminding them that information is also available on website.
 - Polite reminder to members to provide current contact information for themselves and renters to (if applicable) to the M24 Secretary.
 - VP Report - nothing to report
 - Treasurer Report
 - Results of Operations for July – March 31 was handed out.
 - Currently \$8,256 surplus.
 - Lake spraying invoices Erik to request copy of permit for 2021 and a copy of the report from last year.
 - Approximately \$15K remains in the RROM fund –\$2,500 for recent removal of trees around lake will come from this fund.
 - Agreement with Sampson’s for power at North Gate in exchange for donation of \$100 to Mountain Ranch community fund. Add line item to the utilities expense account. Check with legal as to how to formalize.
 - Reserve Study – this year the annual inspection must be done on site. Options presented by Association Reserves are:
 - 1.) \$850 per year for a 3-year contract with Association Reserves doing on-site inspection this year and preparing written updates for the next two years; or
 - 2.) \$1,200 for a one-time site inspection by Association Reserves with Board doing the updates in the next two years.
- Motion/second to approve 3-year contract with Association Reserves. Approved 5-0.
- Secretary Report – nothing to report
 - Associate Director – nothing to report
 - Discussion Items:
 - Roads
 - Fill pot holes on Calaveras Circle.
 - Estimates for chip seal on White Rock for approximately 1000 feet.
 - Removal of brush along White Rock Road above Levinson property
 - Culvert work, grading & gravel along White Rock Road.

- Continue adding road base along Lakeside Drive.
- Bull pines removed around the lake are currently positioned at Coots Cove. Leave them there to dry and burn in place next year.
- Lake Committee
 - Organized work crew for weed removal around lake.
 - Time for water test at lake – Carol and Erik
 - Ask Eli Kersh to attend next meeting or provide information regarding permits for lake spraying.
- Property line variance request –the Board of Directors is adhering to the County setback of 30 feet.
- Sand for Beach Areas
 - Report by Steve Swanson on plan to buy four truckloads of sand for Kids Beach, Near Beach and Lab Landing, with part of cost financed by member donations.
 - Members have also volunteered to contribute labor and machinery to prepare ground and spread sand.
 - Motion/second to spend \$3,000. After discussion, motion tabled until next meeting, pending additional information from Steve Swanson, i.e. schedule and diagram of beach areas.
- Oak trees at Kid’s Beach should be trimmed. Will ask Dennis Armstrong for opinion.
- Consider renting an outhouse at Shady Cove and/or by the Clubhouse – Steve Swanson to investigate cost, service options, etc.

Meeting adjourned at 11:30 A.M.