



M-24 RANCH ASSOCIATION
Meeting Minutes
May 1, 2021

Meeting called to order by President Sue Blake at 10:00 a.m.
Board Members Present: Sue Blake, John Scadding, Skip Butler

Members in attendance: Steve Swanson, Dan Dowdin, Howard Mack, Kim Schlenz, Kelly Ann Tarp, Karen Standridge, Ron Morrison

- Presidents Report
 - Reminder that elections are approaching for Secretary, Vice President and Associate Director. May 22 is the last date to submit nominations.
 - Reminder to send Member Contact information to M24 Secretary.
- VP Report - nothing to report
- Treasurer Report
 - Allied Trustees, the Association's debt collector, has presented a bill of \$3,058 representing costs incurred by the Association in trying to collect delinquent dues from an individual, who is no longer an owner of the property involved.
 - Currently, only one property in the Association remains delinquent. The holder of the mortgage declared the owner in default almost a year ago, but has not moved to foreclose. Until it does so, and the property is acquired by a new owner, the Association will not be able to collect dues on the property.
 - Operating Results and Preliminary Budget were circulated. Remaining funds are around \$16,400 for Fiscal Year 2020-2021. Outstanding invoices include \$3,058 for Samuels collections and approximately \$8,000 for several years of lake spraying. We will likely have another \$1,000 or so in expenses by the end of the Fiscal year (June 30) for sanitary, electricity, etc. Remaining budget is approx. \$4,000.
- Secretary Report – Excused
- Associate Director – Vacant Position
- Discussion Items:
 - Unfinished Business: Sand Project (motion and second to spend \$3,000 on sand was held over from April Meeting, pending more information)
 - Steve Swanson presented the following proposal: Two (2) loads of sand at Kid's Beach, cost of \$1,000 each load for total of \$2,000. This will cover 3,100 square feet. He also requested ½ a load of sand (\$500) for Near Point and ½ a load (\$500) for Lab's Landing. Total cost for all sand would be \$3,000. The tractor work and grading will be donated, as will logs used to separate the parking area from the recreation area. Swanson provided a drawing showing where the beach, sport court and parking would be at Kid's Beach. He also had chalked out lines on Kid's Beach so all could see the proposed improvements in real time.
 - Vote on motion to spend \$3,000 on the three beaches as proposed. Approved 3-0.

- Swanson also seeks to add a sand sport court next to Kid's Beach covering 1,800 square feet. This will cost \$2,000, which will not be paid by the Association, but instead will be raised from member donors. Those wishing to donate should make out checks to M24 Ranch Association and the Treasurer will put the money into a special fund, separate from the Association's operating accounts. Several hundred dollars have already been donated. Thank you!
- Sanitary Facilities (Porta Potties): Swanson provided information for additional sanitary facilities around the lake or at the clubhouse. Cost is \$178 (including delivery) for 28 days. Service is \$40 for each cleaning. How much for the summer? For the whole year? Swanson will report back at the next meeting on costs for longer rental or outright purchase, coupled with a service contract.
- Lake Maintenance: We need to ask Eli Kersh to come to the next meeting and report on lake spraying and environmental permits.
- Architectural Review:
 - ✓ The Board reviewed and approved building plans for Ed and Abby Kersh 3-0.
 - ✓ The Board reviewed and approved building plans for Howard Mack 3-0.
- Road Committee: Bob Shock was hired to grade and gravel White Rock Road last month. The cost of the work cannot be finalized until we have an invoice from him. More gravel will be needed to complete supporting the edges of the asphalt on Lakeside Drive.
- Reserve Study –May 10 or 11 are proposed dates for the analyst from Association Reserves to conduct an on-site inspection- Dan Dowdin, Erik Olofson and Susan Presley have volunteered to join John Scadding on the analyst's tour.
- Member Comment: Howard Mack requested that the piles of wood at Coot's Cove not be burned when the wind is blowing his direction. The Board assured him that the wood will not be burned until next rainy season and he will be notified well in advance.

Meeting adjourned at 10:56 A.M.

Next meeting is scheduled for June 5, 2021 at 10:00 AM at Kid's Beach.