



**M-24 RANCH ASSOCIATION**  
**Meeting Minutes**  
**June 5, 2021**

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

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

Members in attendance: Ron Morrison, Erik Olofson, Steve Swanson, Dan Dowdin, Ron & Chris Kramer, Matt King, Sheryl Hanson, Holly, Frank and Savannah Price, Eli Kersh, Karen & Brittany Standridge, Daryl Hylton, Dean Hunt

- Presidents Report
  - Motion to Approve April Minutes – Approved 4-0
  - Motion to Approve May Minutes – Approved 4-0
- VP Report - nothing to report
- Secretary Report – Ballots mailed to members on June 2, 2021. Ballots must be received by Friday, July 2, 5:00pm.
- Treasurer Report
  - Proforma Operating Budget for new fiscal year beginning July 1, 2021.
  - Dues for coming year down 1 property since the Kersh's are merging two properties.
  - An "Austerity Budget". Revenues confined to dues, unlike this year, which had surplus from prior year to help fund expenses.
  - Dues have declined in previous years because of lot mergers and withdrawals.
  - After paying insurance and taxes, only \$35,357 to allocate to reserves and fund current expenses—down 30% from this year.
  - Potential dues increase 2021-2022.
  - Board will revisit at July 3rd meeting.
- Associate Director – Vacant position to be filled at July election.
- Discussion Items:
  - Erik proposed a storage box for Ontrac deliveries. Will purchase box from Costco.
  - Susan will call Ron Mobley about cameras at barn.
  - Sanitary Facilities (Porta Potties): Steve Swanson reported that rental costs are \$305 for delivery and pickup. \$170/month for cleaning. Purchase cost is \$700.
  - Kid's Beach will be graded and sand delivered this month. Near Point and Lab's Landing will be improved later in June or July.
  - Lake Maintenance:
    - Per our resident lake expert, Eli Kersh, the State no longer requires a federal NPDES permit since the lake water does not flow into the creek this time of year. A review of the recommended herbicides was presented. All proposed herbicides are safe to wildlife and humans.

- Application of the various herbicides will occur during the Spring and Fall to avoid watering spilling into the creek.
  - A committee was established to create a plan for applying the various products throughout lake and report back next month. Our priorities include the overall health of the lake, wildlife, and recreation.
- Road Committee: Bob Shock was hired to grade and gravel White Rock Road last month. Will also grade Royal Ridge and add rock. Backing will be added to the roadsides at south end of the lake, near Shady Cove.
  - Reserve Study: Analyst from Association Reserves conducted an on-site inspection
  - Member Comment: Taking donations for additional sand to improve beaches. Please make out checks to M24 Ranch and note “sand donation” in the memo line.

**Meeting adjourned at 11:22 A.M.**

**Next meeting is scheduled for July 3, 2021 at Noon at M24 Beach. This is the Annual Members Meeting. This will be a potluck meeting so bring a chair and something tasty to share.**