



**M-24 RANCH ASSOCIATION**  
**Monthly Meeting Minutes**  
**February 5, 2022**

Meeting called to order by President Sue Blake at 10:00 A.M.

Board Members Present: Sue Blake, Steve Swanson, Carol Phelps, Susan Presley, Sheryl Hanson

Members in attendance: Dan Dowdin, Skip Butler, Kim and Doug Quintal, Karin and Brittany Standrige

- Presidents Report
  - Motion to approve November Minutes passed 5-0.
  - Elections this year for President and Treasurer.
  - Annual Statement to be sent out 2<sup>nd</sup> Quarter of 2022.
- VP Report
  - Estimates will be obtained for tree work around the lake. \$3200 estimate received from Bruce Tree Service.
- Secretary's Report
  - Nothing to report.
- Treasurer's Report
  - Six months ending December 31, 2021. Expended \$7,500 out of \$47,619.
  - 4 properties have not paid dues. Sheryl will check with John on process for collections.
  - Sheryl suggested that we move the bank balance of \$12,627 should be move to Reserve account.
  - Suggest that the majority of our funds be put into an Interest Bearing Account. Sheryl will work out details and present at next Board Meeting.
  - Suggest a Hard Money Loan at 7.25%. Minimum of \$50K invested in real estate. Do our funds have to be in a FDRC insured account- HOA Guidelines or Requirement? Will investigate further.
- Associate Director Report
  - Sand Project: we expect one more load to be delivered, ½ to Lab's Landing, ½ load to the Kid's Beach.
  - Will fix culvert at Kid's Beach.

- Discussion Items:
  - Lake Maintenance:
    - ✓ Nothing to report.
  - Road Committee:
    - ✓ Eagle View Drive repairs done in the past have been successful. No major repairs required this year.
    - ✓ Repairs to Calaveras Circle completed and looks good. Still a couple spots that need gravel. Also spread gravel at turn around at Olts Road.
    - ✓ Additional work needed on Calaveras Circle near Keaver property.
    - ✓ Will schedule brush removal along all roads for this year.
    - ✓ Need more gravel for parking area by Kid's Beach and Shady Cove. ½ load at each location prior to warm weather. Approximately \$700 per load.
  - Gate:
    - ✓ No comments
  - Member Comment:
    - ✓ Send letter to members regarding clearing property in preparation for fire season.

**Meeting Adjourned at 11:08 A.M.**

**Next meeting Saturday, March 5, at 10:00 A.M. at the Barn.**