



M-24 RANCH ASSOCIATION
Monthly Meeting Minutes
April 2, 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: Skip Butler, Brian Hanson, Karin and Brittany Standrige, Holly Price, Randy Giglione, John Scadding, Erik Olofson, Pat George

- Presidents Report
 - Motion to approve February Minute- Approved 5-0.
 - Annual Statement to be sent out 2nd Quarter of 2022.
- VP Report
 - Increase in Tiny Homes and Sheds for weekend stays. All sanitary facilities are to be incorporated into homes greater than 600 sq/ft. Send email out to the association about portable sanitary facilities. Send copy of CC&R #4.
- Secretary's Report
 - Nothing to Report
- Treasurer's Report
 - Motion to change meeting to 2nd Saturday of the month. Approved 5-0.
 - Consider investigating the consolidation of banking accounts. Puts dues, plus 25K into checking account and balance into interest bearing account.
 - Another option would be to invest in Private Money Mortgage Investment Opportunity. Details are included in Attachment 1.
 - 1.5% to 7.5% increase in inflation results in greater overall costs for maintenance. This will result in an increased budget and necessitate an increase in the dues by 10% (Attachment 2).
 - Propose to increase the dues by 10% to cover inflation and allow additional funds to be added to the Reserve Fund.
 - Request to add Reserve Study to Webpage.
 - 2 owners (4 properties) have not paid dues.
- 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.
- Motion to give \$50 gift card to Josh Dunn and Howard Mack for use of tractors. Approved 5-0.
- Discussion Items:
 - Lake Maintenance:
 - ✓ Propose adding feeder fish to lake.
 - ✓ Remove tullies from areas near beaches.
 - Road Committee:
 - ✓ Motion to purchase of HOTBOX10 Crack filler Machine up to \$1,500. Approved 5-0.
 - ✓ Olts Road will have rock added up to sign by Manuel Gray.
 - ✓ Need ditch work along Eagle View before next winter.
 - Gate:
 - ✓ Cameras will be installed before Memorial Day. Will check with R&S Erection for schedule.
 - Member Comment:
 - ✓ Remind members about fire safety.
 - ✓ Carol will request information from Calaveras Fire to send out to members.

Meeting Adjourned at 11:40 A.M.

Next meeting Saturday, May 14 at 10:00 A.M. at the Barn.