



**M-24 RANCH ASSOCIATION**  
**Monthly Meeting Minutes**  
**April 13, 2024**

Meeting called to order by President Randy Giglione at 10:00 A.M.

Board Members Present: Randy Giglione, Steve Swanson (Excused), Susan Presley, Sheryl Hanson, Skip Butler

Members in attendance: John Scadding, Brian Hanson, David Van Horn, Dan Dowdin and Erik Olofson.

- Presidents Report
  - Motion to approve minutes from March Monthly Meeting – Approve 4-0.
  - Met with members regarding plans to build on Lots 21B and 21C. Plans are in the approval stage with the County.
- VP Report
  - Sighting of mountain lion and cubs hanging out along Lakeside Drive.
- Secretary's Report
  - Nomination forms will be sent out for election of President, Treasurer, and Associate Director in mid May.
  - Will send memo to members regarding rules in common areas and guest passes.
  - Will send reminder to members that new gate codes will be issued on May 1<sup>st</sup>.
- Treasurer's Report
  - Will go back to monthly cleaning of portable toilets for summer months.
  - Need physical inspection every 3 years regarding Reserve Studies. Decided that members will conduct inspection.
  - Proposed Budget Calculation
    - ✓ Insurance bill came in \$3K lower than expected at \$13K .
  - Motion to reconsider dues increase of 20% and decrease to 15%. Motion failed 2-2.
  - Actuals to date of \$44,636.
- Associate Director's Report (Excused)
  - Nothing to Report

- Committee Reports:
  - Lake Maintenance:
    - ✓ Propose removing reeds with excavator sometime within the next 2 years.
  - Road Committee:
    - ✓ Propose hiring a consultant to give professional advice on repairs for Eagle View Drive.
    - ✓ A few repairs to Eagle View were completed by Skip and Randy.
    - ✓ Culvert on White Rock needs some grading work that will be done after the rain stops. Larger road base (1.25 inches) will be added to build up road.
  - Gate:
    - ✓ Nothing to Report.
  - Member Comment:
    - ✓ All dogs no matter the size or age must be on a lease in the common areas.
    - ✓ Members need to obey the speed limits.

**Meeting Adjourned at 11:15 A.M.**

**Next Meeting May 11, 2024 at 10:00 A.M.**