



**M-24 RANCH ASSOCIATION**  
**Monthly Meeting Minutes**  
**August 10, 2024**

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

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

Members in attendance: Erik Olofson, John Scadding, Dan Dowdin, Sue Blake

- Presidents Report
  - Motion to approve June minutes – Approved 5-0.
  - Motion to approve Annual Meeting Notes – approve 5-0.
  - Motion to authorize contact with Legal about Corporate Transparency Act – Approved 5-0.
- VP Report
  - Suggest we send a reminder about speeding and be cautious of oncoming cars on the narrow roads.
  - The rule about dogs being on leash at all times will remain unchanged.
  - Send reminder to members that all complaints should be presented to the Board of Directors at the Monthly Meeting. The Complaint and Violation form can be found on the M24 website.
- Secretary's Report
  - Send reminder to members about gate codes being misused and that they will be deactivated without notice.
  - Reminder that guest passes must be displayed when a member is not present with their guest.
- Treasurer's Report
  - Presented the monthly financial report (Attached).
  - Dues are considered late starting September 1 with a 10% late fee.
  - Reserve Study completed. In order to maintain current roads in the future we would need \$2,000/ year in reserve contribution, which equates to \$20/member.
  - Motion to approve Alternate Annual Reserve Study dated July 2024 as shown on Page 11– Approved 5-0.
  - The Reserve Study will be posted on the Website.

- Associate Director's Report
  - Continue to put muck pellets in the lake for the next few months.
- Committee Reports:
  - Lake Maintenance:
    - Issue with the dock ramps as the water level drops. Will investigate possible solutions.
  - Road Committee:
    - ✓ Committed to 2 loads of rock on Lakeview and Whiterock.
    - ✓ Grading on Calaveras Circle, Olts Road and Whiterock complete.
    - ✓ Need to investigate solutions for dust mitigation.
    - ✓ The Board has determined the location of the easement on Lakeview Drive.
  - Gate:
    - ✓ Nothing to Report
  - Member Comment:
    - ✓ Concern about water shield growing close to dam. Lake Committee did spray specific areas. Will check with Eli to see if we should spray again.
    - ✓ We are now required to have a CPA do an annual review of our financials.

**Meeting Adjourned at 11:25A.M.**

**Next meeting scheduled for September 14<sup>th</sup> at 10:00 A.M. at the Barn.**