

M24 Ranch Association
Minutes of the Board of Directors Meeting
August 7, 2010

The President opened the meeting at 10:02 AM

Officers Present: President – Lance Keever, Vice-President – John Konings, Secretary – Tod Scott, Treasurer – John Scaddings, Associate Director – Sue Haaland

Members Present: Randy and Loretta Giglione, Ruth Keever, Ron and Chris Kramer, Don Starks

President's Report:

Lance thanked Randy Giglione for road work on Unit 2. Mr. Giglione was appointed Road Chairman for Unit 2. Don Starks will continue as chairman for roads in Unit 1 and the lake.

Lance also thanked all members who have been cutting the watershed at the lake. He is currently researching costs to purchase a second cutter.

Some weed maintenance needs to be performed on the dam. Lance and John Konings will check into the costs to have someone cut the weeds.

Treasurer's Report:

John Scaddings handed out final results of operations for the 2009 – 2010 fiscal year. Overspending was financed by bringing down the reserves. The overage was because of lake mowing – July 2009 and June 2010 are both part of the fiscal year.

John handed out statement of uncollected dues as of 6/30/10. Amount as of 6/30/10 is \$19,161.10. Discussion followed regarding the next steps in the collection process. If none of the amounts are paid up by the end of August, 2010, all properties will be subject to a lien. Motion made by John S. and seconded by John K. to turn these over to the collection agency if they are not paid by 8/31/10. Motion amended by John S. to first send a return receipt/certified letter telling them that if they have not paid by 8/31 there will be a lien put on their property. The motion as amended was approved by the Board.

John handed out a Statement of Revenues and Expenses for the period July 1, 2010 to August 4, 2010. To date, \$28,500 has been collected. Back dues payments of \$1,000 were collected during period.

John reviewed 2010-2011 Budget. Budget does not include the funds raised for the Barn Sale. The funds will be turned over to John to be included in the account.

Vice-President's Report:

It appears that we are paying more than the Code dam fees per the State requirements. Lance and John Konings will research further to determine if we are overpaying the fees.

John K. reminded the board that dogs are not allowed in and around the beaches when other members and guests are using the beach unless they are on a leash. This has become a major problem and must be enforced by all members. John K. made a motion to buy the animal sonic tazers for use with the dogs. The motion was tabled by the board for the time being.

Guest passes need to be enforced and all residents should assist with this effort. Renters do have the right to have guest passes. Stickers for members and residents will be distributed. New signs will be posted at the main entrance and at the lake regarding guest passes.

Anyone requesting a replacement card key because one of theirs has been confiscated from a mailbox (not allowed) or lost will be charged a replacement fee of \$50.00

John suggests that water readings on the health of the lake be done less often – every other year instead of every year. John will check into how often it needs to be done.

A list of residents, which would be available to all members, is needed for emergency situations (such as a broken water pipe or tree down). John S. suggested that the emergency notification list from Unit 1 could be updated to include Unit 2. Chris K. was asked to put together a list. (Prior to distribution an email will be sent to full time residents – if you do not wish to be on the list let us know in 3 days.) The existing phone trees will continue to be used for emergency evacuation.

Front gate columns need better lighting. If someone has suggestions for type of lighting or sees something while they are out at Lowe's, Home Depot, etc. that works, contact a board member. The "touch and go" on the gate itself needs to be adjusted. Don and Lance will check it out.

A motion was made by John S. regarding the meeting dates – 1st Saturday of each month except January – which will be the second Saturday. John K. seconded. The motion passed by Board vote.

Member Forum:

Ruth Keever – Near Beach needs to have berm knocked down and sand added to make the beach more useful. A tree also needs to be removed. Dock needs to be locked in place. Volunteers have offered to knock down the berm, donate and add sand, and trim trees. Lance will go forward with the project.

John K. – North side of Eagleview – trees need to be trimmed. John K. will be working to trim the trees.

Sue Haaland - Dead Tree by Kramers/Blakes on embankment closer to Kramers needs to be removed. Gordon Blake has offered to chop it if someone will drag it out of the lake. Lance to take a look at it. John S. reminded everyone that there is no money in the budget to do this work.

The meeting was closed at 11:35 AM. The next meeting will be Saturday, September 4, 2010.