

## M24 Ranch Association

### Minutes of the Board of Directors' Meeting

February 5, 2011

Officers Present: Lance Keever, John Konings, John Scadding, Sue Haaland  
Officer Absent: Tod Scott

Members Present: Pam and Fernando Leyva, Randy and Loretta Giglione, Ruth Keever, Ken Nakamura, Suzie Russin, Carol Phelps, LeeAnn Bryan, Ron Morrison, Skip Butler, Don Starks, Ron and Chris Kramer

Meeting called to order at 10:10AM

#### President's Report:

Since Tod Scott is unable to attend meetings due to health problems, Chris Kramer was asked to be interim secretary. Chris accepted the temporary position.

#### Vice President's Report:

John Konings presented some research he has done regarding outboard motors which could be used on the M24 watershed harvesting boat. He suggests a 2 HP, 4-cycle, air cooled motor which does not exhaust into the lake. The motor weighs 20 lbs. A discussion followed. The board decided to make a decision after the 3 year contract with the Lake Doctor has been fulfilled to see what results from his cutting and spraying.

#### Treasurer's Report:

A balance of prior years and current year delinquent dues is approximately \$10,000. Revenue available for current operations totals approximately \$31,000. Operating expenses for the current fiscal year total approximately \$8,000. We are currently over budget on lake cleanup which includes maintenance around the edges of the lake, excavation, removal of a willow tree, and new sand at some of the beaches. The more detailed financial report will be posted to the website. The board thanked John for the efforts and results he has made to collect outstanding dues.

Don Starks requested and will receive funds from the current operating budget for a new porta-potty for M24 beach.

#### Other Comments:

The current cutter used by M24 for watershed cutting was discussed. The cutter is not being stored after use and creates an insurance liability sitting at the lake. The cover for the cutter has disappeared. John Konings said he would take care of a new cover and Ron Morrison offered his pump house shed for storage.

Boats left at the beach right-side up will be mosquito breeding grounds as the weather warms. The board decided that these boats must be emptied prior to May 1, 2011. If they are not emptied by that time they will be taken away from the lake and sold at the next barn sale. Also, any boats not conforming to the boating tie-up rules will also be removed at that time. Chris K. is to send an email regarding this information.

The board thanked Ron Morrison for the work he had done at the lake near Kids' Beach. The board would also like to thank those who have been filling potholes on the roads – Darryl Hylton, Carol Phelps, and Fernando Leyva, and Randy Giglione. Chris K. will add a note to the above email regarding our personal responsibilities as M24 members regarding the roads.

Concerns were noted regarding persons living on lots without permanent housing. The board is to take this issue under advisement and will come back with a solution by the next meeting. The issue of pets being on common property without restraint was also addressed. John Scadding moved that owners of the animals involved be required to constrain their animals according to county ordinance. The issue was seconded and passed.

The meeting was adjourned at 11:45 AM. The next meeting is scheduled for Saturday, March 5, 2011 at 10:00 AM at the barn.