

M24 Ranch Association

Minutes of the Board of Directors' Meeting

June 4, 2011

Officers Present: Lance Keever, John Konings, John Scadding, Chris Kramer
Officer Absent: Sue Haaland

Members and Guests Present: Major Hoggard, Jim Johnson, Ruth Keever, Ron Kramer, Linda McCluskey, Ron Morrison, Don Starks, Steve Swanson, Chuck Slaton, Jeff and Michelle Bolint

President's Report:

The abandoned vehicle on the hill in Unit 1 has been removed.

Lance had a quote on the Sheep Ranch gate repairs. New track will cost \$700, a new card reader will be \$600, and the cost of new remotes will be \$150.00. The gate will be open for **at least** one night for concrete. John Scadding moved that the work be done. It was seconded and approved by the Board. While the work is in process, a conduit will be added for electricity to lights to be installed in the future.

Following the completion of the work, the "loop" in the gate will be disconnected for the summer to help keep non-members out of M24. During this period a card key or remote will be required to enter **and exit** the gate. A notice will be sent out to let members know when this occurs. In addition, the security committee will screen license numbers during the summer. Chris Kramer will email the membership about sending in their license number and car description.

Remember that all guests must have a guest pass to be parked at the lake. If guests do not have a pass, they will be asked to leave. The security committee and the members are responsible to police this. Lance will talk to Mountain Ranch Realty and Stark Realty about not handing out cards for potential buyers.

The Lake Doctor will be coming June 6 to cut and spray the lake. Signs will be posted when the lake is unavailable for use. There is one year left on his contract.

Vice President's Report:

The crane next to the barn needs to be removed. It is owned by Bob Schock and parked on Skip Butler's private property. Jeff and Michelle Bolint will talk to Skip about it.

John Konings is concerned that the use of solar power, cell towers, windmills, and ham radio towers could be considered business enterprises and should be discussed prior to any being installed within the M24 gates. A discussion followed. The discussion included that perhaps the first thing to do was to check on county regulations. John Scadding moved that we table the discussion. The motion was seconded and approved.

Mr. Konings is also concerned that Association projects are being performed without the full Board of Directors and the members knowing what is going on (front gate posts, barn, etc.) Members should have a clear idea what is going to be done and when. John Konings proposed a "Project Proposal & Plan" be in writing by the person in charge of a project. A discussion followed and it was felt that a timeline is not necessary because of volunteers doing work when they can, weather, etc. Linda McCluskey said there should be a board vote to approve a project

when it is presented or decided upon at meetings. Questions rose including 1) What types of projects would be included in this idea? 2) Exclude maintenance projects and routine projects? John Scadding proposed that general plans be submitted to board – written report not needed. Items would be itemized on the budget. Oral presentation is sufficient and will be recorded in the minutes.

A new motor was purchased by John Konings for running the maintenance boat. Don Starks mentioned that the existing wiring in the boat needs to be improved and protected.

Treasurer's Report:

John Scadding reported that there was about \$4,000 left of the reserve set aside in the current budget, even taking into account a dues shortfall of \$1750 and a provision of \$3900 for the coming lake spraying. The gate costs will come out of this. We have been very close to being on budget for total spending.

The Kasravi property is in escrow but because it is a foreclosed property, it is doubtful the Association will get much in delinquent dues. Fernando Leyva's daughter is buying the Tank property which is now in escrow. Chircop property is also in escrow. Back dues will be paid as part of the escrow.

Lance thanked John Scadding for his great work in collection of late membership dues. The recovered for past years is \$14,618. The board met in executive session and voted to have a "Notice of Default" filed against lot #9D.

Member Comment:

Don Starks has researched road coatings and found that using oil instead of chip seal is a better option. Chip seal can easily be broken off at the edges by large vehicles. Oil is simple – the surface is prepared, oiled, and rolled. Large vehicle companies will have to be asked to refrain from coming for a week or so when the work is done. A roller is available for \$55.00/hr. It can be purchased as well. Anyone who wants their driveway rolled (without oil) can contact Lance.

Lance mentioned the possibility of a single propane company to be used inside M24. He has talked to propane companies that are willing to do an entire development and give the owners a discount. Lance will research Mother Lode Propane, JS West, and Suburban and will come back to the Board with information.

The budget for the 2011-2012 fiscal year was discussed. The security committee asked for an additional \$500 to be added to their budget to purchase new signs such as those for children under 12 needing life vests and more speed limit signs.

Steve Swanson would like to include good "sand" for the beaches in the budget for lake maintenance.

The barn still needs sheetrock, roof repairs, tape and texture, studs in east wall, and paint. New numbers for the upcoming year were calculated.

The budget was moved to be approved, was seconded, and approved. The meeting adjourned at 11:30.

The next meeting will be held on Saturday, July 2, 2011 at 11:00AM at the M24 Beach. A potluck social will follow the meeting.