

M24 Ranch Association

Minutes of the Board of Directors' Meeting

December 8, 2012

The meeting was called to order at 10:04 AM.

Officers Present: Lance Keever, John Scadding, Chris Kramer

Ron Morrison and Sue Blake were absent.

Members Present: Skip Butler, Amanda Butler, Dean and Lisa Hunt, Darryl Hylton, Jim Johnson, Ruth Keever, Ron Kramer, Kitos and Pam Leyva, Pat McClusky, Carol Phelps, Suzie Russin, Tod Scott

Guests Present: Leeann Bryan (Carol Phelps), Eli Kersh-Oliva and Elspeth DeShaw (Ed Kersh)

Treasurer's Report:

All state and federal forms have been filed for the fiscal year ended June 30, 2012 with \$127.00 fees and income taxes paid. Allied Trustee Services sent in a payment for lot 47D. There are still four outstanding delinquent dues. One has asked for extension before we put the property on a lien. The family is now involved and so the board agreed to extend it to January 11, 2012.

The financial report as of December 8, 2012 shows total assets as \$52,583, total reserved for future payments \$28,218 (includes insurance, dam fee, road fund, and road repair fund). The unspent portion of the budget was \$14,653 and the available surplus was \$9,712. Uncollected dues at this time is \$2,325.

Presidents Report:

Lance has talked to Ron Pargett about the damage to Lakeside Drive during the last storms. Mr. Pargett knows of someone who has some recycled asphalt for purchase. Bob Schock feels that he can repair some of the damage with what washed away. He will get here when he can. He is currently fixing roads washed away on the north side.

Membership Comments:

Suzie Russin would like to know about the culverts and if they were going to be addressed. Road Committee chairman, Kitos Leyva, said a meeting of the committee will take place on Tuesday where some decisions will be made. Carol Phelps suggests that more erratic weather and extremes will happen and that a plan needs to be made for the culverts including which culverts need the upgrade. Kitos Leyva assured her that a short term and long term plan will be developed which includes looking at the budget. Carol suggests that every year we have someone come in to clear the leaves around the lake manually to avoid the leaf problem clogging the culverts. Tod Scott has offered the use of a farm jack to open up the ends of the culvert pipes. Ruth Keever reminded us that the most of the leaves fell with the storm.

Carol Phelps asked if the board has a plan for the washboard road approaching Major and John's house and would like to see a more permanent solution. Lance related that many persons are going faster with the new road. Members and visitors need to keep the speed limit at 10 mph to ensure the roads stay in good shape. Treasurer, John Scadding said we do not have the funds to do a full asphalt or cement section. This definitely needs to be a budgeted plan for the future. The money we got last year for back dues and used for the road was a windfall. We cannot continue to spend on large projects – dues will have to be raised if we do. Darryl Hylton said the asphalt will coagulate during the summer and the situation will improve. The main focus will then be to keep the culverts clear.

Kitos Leyva wanted to know if the budget includes the \$2400 for the transmitters for the police and fire access for the gate? John Scadding said, no, this amount will come out of the available surplus.

Chris Kramer spoke to the California State Division of Dam Safety regarding the idea of constructing a foot bridge across the spillway. She was told that they would have to see what we had in mind. A date for the dam inspection and for looking at the area in question was made for January, 2013.

Chris Kramer introduced Eli Kersh-Oliva, a graduate student interested in assisting us develop a lake aquatic weed management plan. Eli is also the son of Ed and Abby Kersh, M24 members. Chris and Holly (Scheufler) Price have interviewed Eli and feel he is qualified to do the job. Although no terms of payment have been finalized, the board will pay him a stipend of \$1,000 and one of our members has offered to match those funds for Eli.

Eli presented a proposal which included that there are no simple solutions. He will put together data to help us develop a plan. He proposes studying water quality issues, what is in the lake – animals and plants, and what is around the lake. Review past ideas, proposals, actions, cost effectiveness. He plans to complete his thesis by the end of the summer but will continue to assist after that. He will also help us put together a plan to continually test the water quality.

Lance Keever made a motion to have Eli Kersh-Oliva assist us in developing a lake weed management plan. John Scadding seconded. The board approved the motion.

The meeting was adjourned at 10:55 AM. **No meeting will be held in January, 2013.**

Please Note:

In the excitement of last Saturday's meeting, John Scadding forgot to introduce an item for discussion/decision. He has been trying to get the Mountain Ranch Post Office to update its "signature card" for M24 Ranch Association, which indicates those individuals authorized to access the Association's mail.

On the USPS website he finally found that the "official (primary) box holder"---in this case the Association---must apply to the local PO "to update the application file" listing those authorized to receive mail for it. To do that, he proposed to the Board that the Board adopt the following resolution:

Resolved: that the Association update the list of people authorized to have access to Association's mail to include Lance Kever, Chris Kramer and John Scadding and that the names currently on file with the Mountain Ranch Post Office authorized to do so be removed. Lance, Chris and John will file the necessary application with the Post Office to carry this out.

The Board subsequently, by email, agreed to do this. Now, armed with a set of minutes so amended, Lance, Chris and John, acting on behalf of the Association per the Board's resolution, can apply to the PO here to update our file with them.