

M24 Ranch Association

Minutes of the Board of Directors' Meeting

August 4, 2012

The meeting was called to order at 10:05 AM.

Officers Present: Lance Keever, Ron Morrison, Sue Haaland, John Scadding, Chris Kramer

Members Present: Skip Butler, Dan and Yvonne Dowdin, Pat and Kathy George, Patty Jarratt, Ruth Keever, Ron Kramer, Kitos and Pam Leyva, Talia Leyva, Ron Miller, Carol Phelps, Holly Price (Scheufler), Doug and Kim Quintal, Chuck Slaton, Don Starks, Steve Swanson, Sir William Vignone

Guests Present: Terry (Patty Jarratt)

The president, Lance Keever, would like to thank all those who participated in the work party on July 28, 2012 at Shady Cove. He would also like to thank Ron and Chris Kramer for the lake spraying.

Treasurers Report:

During the fiscal year approximately \$48,000 was received in dues. More than \$2,000 was received from prior year's dues. Budgeted spending amounted to \$28,700 and \$25,000 was actually spent. On the balance sheet side, \$15,000 was in the contingency fund, and \$51,000 was in the general fund. See all 2011-2012 financial information at the website (www.m24ranch.com).

Approximately 60% of the 2012-2013 dues has been paid at this time.

Lake Committee Report:

Chris Kramer also thanked the work party. Almost the whole lake has been sprayed at least once now. Chris was concerned about new growth and spoke with Kill Lake Weeds and was assured that it would be beneficial to spray the new growth. The growth probably comes from tubers which were dormant when the original spraying took place or was from missed foliage which was under other foliage and was not touched by the spray. The main focus of spraying now will be Coots' Cove and the area between Lab Landing and Fisherman's Launch. Comparison photos of the lake from October 2011 and July 2012 have been posted on the website.

Roads Committee Report:

The Roads Committee met for the first time last night. The committee needs clarification on the difference between association roads and private easements. Many questions to the Board were asked by the committee including monies available, would they notify homeowners to clean up the common road area along their property, and the purchase of an herbicide to spray along the edges of the common roads. The committee intends to get quotes for road maintenance in Unit 2 and is investigating the use of a polymer on those roads which should decrease dust. This will

probably be a two year project. Patty Jarratt asked that no spraying be done along the road at her home. If anyone else does not want spraying, contact the committee. Patty also asked that an encroaching tree on Eagleview be removed.

Much discussion followed the presentation – some addressed old issues and some addressed new issues but all were accounted for in the discussion of the road committee.

Ron Pargett is scheduled to start the placement of recycled asphalt on Lakeside Dr. around August 15.

Member Comments:

Holly Price wanted an update on the vehicles stored by the Sheep Ranch gate. Skip Butler will contact Mr. Pollard again and also asked that Lance contact Mr. Pollard.

Steve Swanson asked about dogs on common property. Said guests are a problem because they bring their dogs and do not know the rules. Lance will look into the issue and get back to the membership.

Carol Phelps asked about the lake water testing John Konings was doing. Chris Kramer is in the process of checking John's papers to get the process going again.

The meeting was adjourned at 11:20 AM. The next meeting will be at 10:00 PM on Saturday, September 1, 2012 at the barn.