

M24 Ranch Association

Minutes of the Board of Directors' Meeting

November 2, 2013

The meeting was called to order at 10:00 AM

Officers Present: Lance Keever, Sue Haaland, Kitos Leyva, John Scadding and Chris Kramer.

Members Present: Skip Butler, Lisa Hunt, Jim Johnson, Ron Kramer, Pamm Leyva, Mona Starks

The meeting was called to order at 10:00 AM. President Lance Keever thanked Kitos and Pamm Leyva for leading the planning group for the Halloween party which was a big success and great fun. Twenty-seven people attended. We look forward to another party next year.

Treasurer's Report: John Scadding reported that four members have been sent to collections for dues. By law, liens can be placed on the properties 30 days after the collections notices were sent out which will be November 20, 2013. Kitos reported that he received a call from one of the property owners who claimed they never received billings or follow-up letters but that the delinquent dues had been paid to the collection agency. John Scadding will follow up and asked that the board make a motion to put liens on the delinquent properties if monies are not received by November 20, 2013. Chris Kramer made the motion which was seconded and approved by the board. Jim Johnson suggested that all delinquent dues letters be sent out with "return receipts."

The board reviewed the budget proposed by the treasurer for the 2013-2014 fiscal year. A discussion followed regarding gate maintenance because of some issues which have come up. The board decided that we do not need to allow for gate maintenance. (note: During the discussion, John Scadding asked if someone would take over the management of the cards and clickers for the gates. Skip Butler volunteered for the job. If a member needs help with the cards or clickers they can contact Skip at sbutler@kinematic.com or at 754-3610). After adjusting a few of the numbers, the motion was made by Kitos Leyva to accept the budget as adjusted. The motion was seconded and passed. The report will be posted on the website soon.

Road Committee Report: Kitos reported that Bob Schock will be working on the north side next week. He will be repairing ditches and remove some vegetation along the roads. Kitos and Bob will also take a ride around the association to see about improving the quality of the roads.

Associate Director Comments: Sue Blake asked for an update on cutting dead or dying trees on common property around the lake, replacing the float, the walking bridge across the spillway, and gate security cameras. Mona Starks reported that she is "playing phone tag" with a tree person to get an estimate. Lance and Kitos have been discussing what needs to be done for a new float. The wood has already been donated. Kitos suggested that we hire Ralph Vallejo to do the

work and he will check with him. (Ralph is a renter in M24 and has already done some work for members.) Kitos reported that new security cameras would be from \$600 each for one with a tape and \$1,200 plus internet fees for the internet type. Lance asked if we really need this additional level of security at this time – what justifies it? The board decided that no action will be taken at this time.

Lake Beautification Committee Report: A hole has been dug at Kids' Beach for a new shade tree to be planted. Mona reported that the committee has suggestions for several different species. The board gave Mona the OK to select one she feels would be best. Mona also brought up the idea of a fire ring for Kids' Beach again. Several suggestions were made as to how to control the use of it including giving total control to the board to place and remove it according to the CalFire and county fire season. Kitos is going to check into the cost of buying a small garden shed to place at the beach and use for storage of shovel, rake, and bucket.

Other Comments: Kitos would like to have a volunteer group clean out some of the “stuff” in and around the barn. A date was not set for such an event but Skip Butler was on his way to the dumps after the meeting and took a load with him. Thank you Skip!

A date was set for the Second Annual Christmas Party. The party is now scheduled for Saturday, December 14, 2013. More details will be distributed soon.

The meeting was adjourned at 11:15 AM. The next meeting is scheduled for Saturday, December 7, 2013 at 10:00 AM at the barn.