

M24 Ranch Association
Minutes of the Board of Directors' Meeting
October 4, 2014

The meeting was called to order at 10:00 AM by President Skip Butler.

Officers Present: Skip Butler, Sue Haaland, Kitos Leyva, Dean Hunt and Chris Kramer

Members Present: Yvonne Dowdin, Kathy George, Carol Hylton, Randy Giglioni, Lisa Hunt, Cliff and Anna Kramer, Ron Kramer, Pat McClusky, Ron Morrison, Erik and Susan Olofson, Carol Phelps and Guest, John Scadding and Guest, Mona Starks

President's Report: Skip is going to order new clickers for the gates. We will eventually discontinue use of the card keys. The Board will send out letters to the membership with a date or dates for reprogramming the existing clickers and collecting the card keys. Arrangements will be made for non-residents to exchange cards and update clickers. More to follow...

Vice President's Report: The sheriff's office has become more responsive to Kitos' inquires. They have begun the process of checking the cannabis growers' permits. One was validated; they could not locate one of the properties (the correct address has been given to them); and they did not have time to check the others but will continue the efforts to verify their permits.

Two certified letters were sent to cannabis growers regarding their violation of M24 CC&R's. Skip Butler and Kitos Leyva met with one of the growers and he assured the Board that this will be the last year he will grow in M24. A meeting has been set up with the second person to discuss his violations. Kitos will report on this meeting at next month's meeting.

Treasurer's Report: Dean Hunt reported that six members have still not paid their annual dues for the 2014-2015 fiscal year. Letters have been sent to them to notify them that their account will be sent to collections.

John Scadding reported on the various account balances at the end of the 2013-2014 fiscal year. This information will be sent to the web manager and will be posted on the website.

Other Comments: Sue Blake has prepared letters for the other growers of cannabis and how they are in violation of the CC&R's. The letters have not been sent out yet. She will also prepare letters for the persons suspected of living on their property in violation of CC&R's. The goal of the Board is to verify that **all** members not in line with the CC&R's will be contacted.

Chris Kramer reported that Eli Kersh-Oliva's thesis is now posted on the website for all to see. The Lake Restoration Committee hopes to meet after the first of the year to discuss the thesis and develop a plan based on Eli's recommendations and a timeline for implementing the plan. One item that would definitely help at this time with the input of silt and nutrients into the lake would be for owners on properties at the lake to slow down the flow of streams on their property which

deposit into the lake by building rock barriers along the streams so that the stream “drops its load” prior to depositing in the lake. The Road Committee and the Lake Restoration committee will be working on more permanent methods to do this in the coming months.

Carol Phelps and LeeAnn Bryan are handling the water testing based on the instructions from Eli. They took water tests yesterday and will contact Eli to get the benchmark numbers for comparison. The numbers will be reported at the next meeting. A regular schedule will be developed for the water testing based on the time of the year and will be posted to the website.

A group took a walk around the lake on September 20 to construct a list of things that could be done to improve the lake beautification. The group was led by the Lake Beautification Committee chair, Lisa Hunt. At this time Skip approved getting an estimate to remove dead trees. There were many suggestions that Lisa made based on the walking tour list. It was suggested that a list of priorities be made and an email sent to the membership relating what the committee would like to do, ask opinions and to ask for help when the work begins.

Randy Giglioni reported on the progress of the security cameras. The originally purchased video cameras were returned and another system of 8 cameras and other equipment was purchased for \$1,700 for use at both gates. Randy Giglioni, Kitos Leyva, and Pat George installed the cameras at the Sheep Ranch gate. The Railroad Flat cameras have yet to be installed because an enclosure is needed for the cameras and a trench will have to be dug. The system has the capability for remote access. The cost for internet access for doing this would be about \$720/year.

At the next meeting Ron Morrison will discuss the standing rules and get comments and Board approval for updating those rules.

The Board asked Mona Starks to discuss the mess left by guests with horses. Mona has agreed to do so.

A barn cleaning will take place next Saturday, October 11, 2014 at 10:00 AM. A memo will be sent to the membership to ask for volunteers. The Second Annual Halloween Party with costume contest and potluck will be held in the barn on Saturday, November 1. Pamm Leyva has offered to head the committee for the party. A memo will also be sent to the membership for this.

The meeting was adjourned at 11:30 am. The next meeting of the Board of Directors is scheduled for Saturday, November 1, 2014 at 10:00 AM at the barn.