



M24 Ranch Association Meeting Minutes August 5, 2017

Meeting called to order by President Randy Giglione at 10:00am.

Board Members Present: Randy Giglione, Fernando Leyva, Pat George, Anna Kramer, Susan Presley

Members in attendance: **See Attachment A**

Discussion Items:

- President's Report:
 - Near drowning at Kids Beach – our thanks to Chris & Ron Kramer, Don Stark, and Sara Levinson for providing CPR until emergency crews arrived.
 - Chris Kramer and Mona Stark will look into scheduling CPR training for M24 residents. Approximate cost is \$35.00
 - Question regarding purchasing a defibrillator – follow-up at next monthly meeting.
 - Contact Fire Department to test gate access capability – Kitos
 - Legal Status against CC&R violators
 - Preliminary injunction granted – 30 days – effective August 26
- Vice Presidents Report
 - Security concerns – reckless drivers & speeders
 - Gate Security issues – investigate new system & internet connectivity.
 - Form a committee to address these issues
 - Chair: Pat George
 - Members: John Scadding, Skip Butler, Dave Magann, Susan Presley
- Treasurer's Report:
 - 42% of dues have been collected to date – reminder letter to membership will be sent, dues are delinquent and a late fee assessed effective September 1, 2017.
 - Year-end budget report **see attachment B**
- Secretary's Report:
 - Update from Singleton law firm shared with membership.
 - Reminder – statute of limitation for filing a claim is 2 years which expires in September.
 - Approximately 32% of cases have been settled.
 - Need to speak with erosion specialist with Singleton to assess Butte Fire silt impact on Emery Reservoir – Kitos will follow-up.
 - See Road Committee Report
- Associate Director's Report – Be aware that coyotes (3) have been seen on side two – protect your pets.
- Committee Reports:
 - Lake Committee
 - Boat inventory in progress
 - Lake spaying is on-going
 - Manuel Gray performed clean-up work on Lakeside Dr, thanks to the members that helped: Pam & Kitos Leyva, Dave Magann, Don Stark, Kitos, Anna & Cliff Kramer
 - Mike & Dan have been hired to perform weed eating in M24.
 - Please clean-up after yourself at all of the beach areas.

- We need to schedule a work party to clean-up Kids Beach – volunteers??
- Docks at Zak’s needs to be removed – volunteers??
- Road Committee
 - Barriers were installed along the curve near John Scadding home.
 - M. Gray will be coming out to repair culverts on side two in the next two weeks.
 - The side one gate requires repairs – Dennis Johnson has been contacted, need to schedule repairs.
 - All members, please abide by our speed limits while driving on association roads, also please ask your guests to abide to our rules. The safety of our members and maintenance of our roads is of primary importance.
 - Tree removal will be taking place on Eagle View Dr the weekend of August 12th, please be aware and drive carefully.
 - A plank on the walking bridge needs to be replaced.

Member Comments:

- Carol Phelps:
 - Questioned status of boats around barn.
 - Make separate burn piles at Coots Cove – don’t make too large.
 - Need addition clearance on Lakeview Dr, to allow emergency vehicles access.
- John Scadding:
 - Willows should be removed at the base of the dam before they get too large.
 - Garbage cans need to be removed at Main Beach and Far Point.
- Kim Misthos questioned status of trailers used for housing on Lakeside Dr.
- Sue Blake saw a mountain lion on her property – be aware and keep your pets safe.

**Our next regularly scheduled M24 Member Meeting is scheduled for:
Saturday September 2, 2017 at 10:00am at the Barn.**

ATTACHMENT "A"

M24 Monthly Board Meeting

Saturday

September 5, 2017

Sign-in Sheet

Name	Name
JOHN SCADDING	
MONA & DON STARKS	
Dave Magana & Kim Misthos	
CLIFF KRAMER	
Ramon Leyva	
Carol Phelps	
ERIK OLOFSON	
Anna Kramer	
Susan PRESLEY	
RAUDY GIGLIONE	
Ben & Chris Kramer	
Jim DUTISE	
Pat George	
Helen	
Susan & Blue Galvan	
SUE BLAKE	
Ron Nordin	

ATTACHMENT B

M24 Ranch Cash Expenditure Report For the Fiscal Year 7/1/16 to 6/30/17 Yearend Report

Money market balance as of 6/30/17	\$ 80,066.58
Main Street Checking as of 6/30/17	\$ 4,150.99
Total Cash Carried over to FY 2017-2018	<u>\$ 84,217.57</u>

Actuals to Budget	2016 to 2017		
	Year to Date Expenses	Annual Budget*	Remaining Budget
Insurance	\$ 11,166.90	\$ 11,000.00	\$ (166.90)
Dam Fees	\$ 8,810.00	\$ 8,500.00	\$ (310.00)
Road Maintenance	\$ 9,298.04	\$ 18,300.00	\$ 9,001.96
Utilities	\$ 1,395.99	\$ 1,250.00	\$ (145.99)
Postage & Misc. Supplies	\$ 2,005.43	\$ 1,000.00	\$ (1,005.43)
Attorney Fees	\$ 27,201.34	\$ 27,500.34	\$ 299.00
Lake Maintenance	\$ 4,613.11	\$ 7,500.00	\$ 2,886.89
Gate Maintenance	\$ 485.21	\$ 1,500.00	\$ 1,014.79
Security	\$ -	\$ -	\$ -
Tax Prep & Other Filing Fees	\$ 702.76	\$ 1,000.00	\$ 297.24
Reserve Funding per Reserve Study			
Totals	<u>\$ 65,678.78</u>	<u>\$ 77,550.34</u>	<u>\$ 11,871.56</u>

Capital Expenditures

Clubhouse Roof	\$ 12,700.00	\$ 12,700.00	\$ -
	<u>\$ 12,700.00</u>	<u>\$ 12,700.00</u>	<u>\$ -</u>

*The Budget includes \$2,500 from Security funds and \$15,000 from Contingency funds re-allocated to cover Attorney Fees to enforce the CC&R's.