



M24 Ranch Association Meeting Minutes May 5, 2018

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

Board Members Present: Randy Giglione, Susan Presley, Fernando Leyva, and Pat George
Anna Kramer (excused)

Members in attendance: Skip Butler, John Scadding,, Susan and Blue Galvin, Erik Olofson, Doug Meek, Chris and Ron Kramer, Daryl Hylton, Dave Magann, Kim Misthos, Linda Winters, Sue Blake, Ron Morrison, Carol Phelps, Pamm Leyva, and Dan Dowden.

Discussion Items:

- President's Report:

- **PG&E Settlement**

- Settlement has been resolved and settlement check received.
 - Committee has been formed to investigate how best to spend money.
 - Committee members: Daryl Hylton, Skip Butler, Carol Phelps, Sue Blake, and Susan Galvin

- **K&L Lawsuit**

- Settlement has been reached, waiting for judge to approve settlement terms.
 - Issue with North Gate, welding required, total cost: \$315.12

- Vice Presidents Report

- Gate Committee:
 - Three contractors have been contacted to provide bids.
 - Considering remote connectivity and key fobs.
 - Need new signs around lake, must be visible from both sides.
 - Member stickers for cars?

- Treasurer's Report:

- Reviewed M24 Annual Budget for 2018/19
 - A professional Reserve Study has been conducted – waiting for formal report.

- Secretary:

- Dam Report has identified areas that need to be addressed:
 - Rodents, tulles, weed eating
 - Calaveras Fire has requested smaller clickers to be used for backup access to M24, clickers have been ordered.
 - ACRT will be performing tree maintenance for PG&E
 - Ballots for 2018-19 election cycle will be mailed the week of June 4th.
 - Association map listing owners has been created, please see website for details and to obtain a copy.
 - The road committee is looking for bids to upgrade roads within the association, with either road base or asphalt chips.
 - **It is requested that members clear dead trees on their property, in order to minimize the possibility of trees falling onto common areas along our various roads.**

- Associate Director's Report
 - Security committee see VP comments.
- Committee Reports:
 - **Lake Committee:**
 - Weed eating and brushing has been performed around lake.
 - Eli Kersh has donated herbicides for weed control, Eli will assist with lake maintenance.
 - **Road and Gate committee**
 - See President and Secretary Comments.
 - Member Comments:
 - We should consider an aerator for the lake.
 - Concerns with speeders and guest passes
 - **A mountain lion has been seen various times around the Blake property – please be aware and on the lookout.**
 - We should consider opening the dam for emergency evacuation purposes.
 - A bridge would need to be built to accommodate vehicles.
 - The walking bridge over the spillway should be reinforced.
 - **Meeting adjourned at 11:30a.m.**

M24 Members, we have just been informed of some sad news, a longtime resident of M24, Ron Miller has passed away. We will provide additional information as it becomes available.

Note to Membership

Dear M-24 Member,

At the regular HOA meeting on Saturday, June 2, the issue of dead trees left standing in the wake of the Butte Fire was addressed. Some of these dead trees are threatening to fall across the M-24 roads, which would create a severe problem to residents if trapped behind them. The Board is working hard to remove the dead trees that are on M-24 common property; however, some trees are on private property. If you have trees on your property, either dead or alive, that are likely to fall onto an M-24 road, please take responsibility to have them removed before they fall and create an emergency.

Remember, the Association is responsible for the integrity of the roadway from 25 feet out from the center line of the right-of-way (or 50 feet total width). Trees, brush, and other hazards beyond that 25 foot line are the responsibility of the abutting landowner.

If you have any questions, please contact the Board for information. You can email us at M24news@yahoo.com or call M24 Secretary Fernando Leyva at 209-754-4828.

A resource for tree cutting is: Dennis Armstrong (Wood Harvesters) he can be reached at 754-9042 for wood cutting estimates.

**Our next regularly scheduled M24 Member Meeting is scheduled for:
Saturday July 7, 2018 at 12:00 Noon at Main Beach for the annual M24 membership meeting.**