

October 7th, 2006. 10:03 AM
M-24 Board Meeting

Board Members Present: Don Starks, Bob Wade, Sue Haaland, John Konings, and Tod Scott.

Members Present: Gwen Nichols, Pam Leyva, Lance and Ruth Kever, Tom and Ann Blake, Gordon Blake, Walt Scheufler, Randy and Loretta Giglione.

Member comments: Gwen Nichols, some members want the water shield gone, but don't like the spraying. They want to know when we are going to spray.

Roads:

Don: We need to get bids on grading for all the roads in both Units.

Tod: They have been getting ready to bring a Modular house into Lot 45A. They are working on the driveway and pad, and have damaged the road some.

Lake Restoration: John K. reported that there are 7 agencies alleging jurisdiction over the lake restoration project. It seems three groups are connected with the Department of Fish & Game. The Army Corps. Of Engineers has shown the most interest. The Corps. wants a map of the silt in the lake. Calaveras County wants a topographical map indicating disposal of watershed, sludge, etc. around the lake. Contracting for a topographer could be expensive. We also need to be sure of where to put the sludge that we take out of the lake, and that it won't wash back into the lake or wash onto some one else's property that don't want it.

Anyone who DOES want material from the bottom of the lake for their garden, etc., should notify the Board. Kathy George has volunteered to be on the Disposal Site Committee.

We need to have an idea of the volume of sludge we are going to move. John K. has taken careful measurements and is doing the calculations to determine the volume to be removed. We also need to get a bid on removal. However, bids are difficult to solicit when we don't have our permits in order. Also, any bid at this stage is going to be very high, because the contractor doesn't know exactly what he is getting in to, and he'll bid high to protect himself. Several years ago, Rick Guillame agreed to do the job for \$23,000.00 but his price has probably gone up. We should contact him again about the possibility of re-bidding the project.

Permits are going to be a bit pricey in the long run. Initially, the County wants \$60.00, Fish & Game \$150.00, and the Corps \$10.00. These may escalate. John needs somebody to volunteer to be on the Finance Committee to help raise Money.

Larry Ford, the Dam inspector, said it would be okay to discharge from the lake through the gate valve, just please notify him. If we do lower the level of the lake, he wants to inspect the gate valve. For safety purposes, we may need to put a screen on the spillway and pipe from the valve.

Committees: Any more volunteers for the Lake restoration committee?

John submitted drafts of several sets of rules for various committees. The Board looked at them, but did not take a vote to approve or disapprove.

New Gate

The Automatic Gate is almost ready to put into service. The contractor apparently could not do the key and pad operation as promised, so he changed the system. This was NOT authorized by the Board. Don and Bob will get together with Major Hoggard, who was spearheading this project and make sure it gets fixed properly.

Tod: The power to the gate is tied into the outside light circuit which has No. 14 wire. The outside light was removed and the metal box for the light moved down lower and used for a junction box. The plug circuit for the gate using 12-2&G wire is tied into the light circuit which has No. 14-2&G wire. This is not acceptable. The Board did not okay this.

Motion by Tod and seconded: That the light be replaced exactly as it was, and the Gate circuit be put on a separate 20Amp. Breaker with No. 12-2&G wire. Passed 5 to 0.

It was decided to change the locks on the Office Door, the Barn Door, the Electric Box, and the Dam Valve. Tod will do this.

Treasurer's Report: Bob: 13 lots have not had the annual dues paid on them. This amounts to \$6,175.00. Our Balance is \$37,631.00. After the Insurance payment (approx. \$14,500.00) and the Dam fee, (approx. \$6,000.00) we have about \$16,000.00 to work with.

New Laws

Sue gave us a short rundown on the Bills passed and signed by the Governor concerning Homeowners Associations. The primary bills are:

AB2100 (John Laird) regarding a reserve funding plan to meet maintenance and repair obligations. Takes effect January 1st, 2007.

AB 2624(Guy Houston) regarding nonjudicial foreclosure, sale and redemption of property. Takes effect January 1st, 2007.

SB1560 (Jim Battin) regarding procedures for elections and the maintenance of minutes. Already in effect.

Complete information about each new law can be accessed using, www.leginfo.ca.gov .

Next Meeting: November 4th,2006, 10:AM

Meeting adjourned at 11:17AM.