

M-24 Board Meeting  
February 18<sup>th</sup>, 2006 9:04 AM

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

Members Present: Gwen Nichols, Nancy Wade, Lance and Ruth Keever, Dan Dowden, Tom and Anne Blake, Micki Zak, Randy and Loretta Giglione, Tibor and Susan Derencsenyi, and Gordon Blake.

Minutes of January 7<sup>th</sup>, 2006 approved.

James R. Toney, (Man of Iron Gates) representative, gave a presentation of what kind of Automatic Gates we could install in M-24. Sliding or swinging gates, several ways to go on openers. Cost? In the range of about \$7,500.00 per gate or \$15,000.00 total. This includes two key pads, one for each side of each gate. plus the openers for the members. Electronic openers for the members would be approximately \$50.00 per opener. The rest of the presentation was about how the gates are constructed and how they operate. He gave us several options we could choose from. James Tony said he would provide complete specs, and the Association will do further study on this before a decision is made.

Lake Action Committee: Micki Zak gave a summery of LAC. Appointed in 2004. Did research, got two Solar Bee's at no charge, except for the \$7000.00 installation fee, which was from donations. Water Shield is a deep rooted plant. Water quality is most important. Solar Bee's may be helping to keep the coliform count down. The rent on the Solar Bee's is \$1000.00 for three months, (paid up to and including February, 2006) to leave the Solar Bee's until a grant is obtained. Micki is trying to get grants to cover the cost of retaining the Solar Bee's from a group called "Saving by Design." The cost to purchase them would be somewhere between \$30-36,000.00 for which Micki hopes to find financing at \$10-12,000.00 per year.

Discussion ensued on whether the existing Solar Bee's are outdated technology and if the company can sell or rent them elsewhere. Is the cost of extracting them greater than their value? Would purchasing them be a wise financial decision, given our limited funds? If Solar Bee's are not used, what do we use instead? We need to monitor the lake temperature and coliform.

Gordon Blake said he had a plaque made for Dana Nichols in appreciation for years of service on M-24 Board.

Motion by Bob and seconded: The LAC can try to keep the Solar Bee's with private donations or grant money if there is no cost to the Association, otherwise, the Solar Bee's go. Bob and Tod yes, John no, Sue abstained. Don voted yes. Passed.

Treasurer's Report: By Bob Wade. \$24,436.82. Bills paid to date. The dues are \$396.00 now. Delinquent dues are down to four. If the dues are raised 20% to \$475.00 the extra \$8,374.00 could be used to improve the roads. Before we consider raising dues, we should get a more specific figure of how much money we actually need to do road maintenance. Dan Dowden will bring estimates to the next meeting.

Unit I Road Report: By Dan Dowden for Jack West. Dan showed Don Steneck, a Contractor, what was needed on Unit I roads, culvert work, grading, ditching, and road rock.

Unit II Road Report: By Tod Scott for Tom Nolan. Five loads of gravel is needed just to cover the muddy places, and we need grading first to get roads ready for the gravel.

Lake Maintenance Report: By Gwen Nichols. Boats left on M-24 common property around the lake should be marked with the owners lot number and locked to a post or tree.

Security Report: The Sheriff's Department found 38 of the 40 lost gate keys.

It was decided to go ahead with spraying a test section of the lake with herbicide.

John Konings volunteered to do temperature testing of the lake, but needs a thermocouple. Motion by Bob and seconded, to spend up to \$50.00 on a thermocouple. Passed.

Lance Keever needs some more information on the Insurance application. John will help get the information they need.

Website: M-24 News Letter will be in the M-24 Website.  
Www.m24ranch.com. John will put together some guidelines for member  
submissions to the website.

Next Board Meeting March 25<sup>th</sup>,2006  
Meeting Adjourned  
Tod Scott  
M-24 Secretary