

March 26th, 2006
10:13 AM

M-24 Board Meeting

Board Members Present: Bob Wade, Sue Haaland, John Konings, and Tod Scott. Don Starks was not able to be present. Vice President John Konings chaired the meeting.

Members Present: Gwen Nichols, Dan Dowden, Fernando Leyva, Randy and Loretta Giglione, Ron Miller, and Lance Keever.

Gwen Nichols resigned as Lake Maintenance Chairman. We need a replacement, and a list of duties. John will try to take care of that.

Motion by Bob and seconded, to thank Gwen for past service as chair of the Lake Maintenance Committee. Passed 4-0

Member Comment Period: Ron Miller noted that Unit I (South) gate has often been left open regularly around 7:30PM. John put a lock box on the South gate with a gate key for the road repair people to use, somebody broke the lockbox and took the key. Dan Dowdin commented that the Solar Bee owners are coming to retrieve them.

Treasurer's Report: Out of 108 lots, 5 have not had dues paid on them. If everyone pays, the Association dues brings in \$42,372.00 per year. So far this year we have spent \$37,000.00 but our Dam Fees of \$5,740.00 are due soon, Additionally, we have \$3,080.00 in emergency road repairs that we had done on Royal Ridge Drive. \$1,400.00 move-in fee for a Bull Dozer and the rest for gravel. Another \$800.00 for 1 ½ inch rock for the same spot will be needed. We may also have to pay another move-in fee for the heavy equipment needed to do the repairs and spread the rock properly. The pending dam fees and road repair/rock costs are over \$9000.00, meaning we are going to be at least \$4000.00 over budget, likely more.

A Budget was presented based on current dues and a 20% increase. A 20% dues increase would be \$79.00 per lot, so the dues would go from \$379.00 per year to \$474.00. The total increase to the Association would be \$8,453.00. We need at least this much to do essential road repairs in both Unit I and Unit II. Any remaining funds would be held for use in an emergency.

Bob made a Motion and was seconded, to raise the dues 20% which will be \$79.00 per lot. Passed. 4-0

Unit I Road Report by Dan Dowdin, for Jack West: Dan showed a map of Unit I road around the lake. He relayed a bid by Don Steneck for unit I. From the "Y" all the way around the lake (Lakeside Drive) is 1.6 miles and the cost to initially ditch and grade the entire road would be \$5500.00. This bid does NOT include the cost of rock. Dan Dowdin estimated that we would need at least 10 truck loads of rock, each of which would cost about \$440.00 per load, so the total cost of rock alone would be \$4,400.00. Don Steneck bid an additional \$2,500.00 for final grading and rolling of the rock. Total just for Unit I around the lake:

\$5,500.00 (initial ditching and grading)

\$4,400.00 (ten loads of rock)

\$2,500.00 (final grading and rolling of rock)

\$12,500.00 (total for Unit I) to grade and put gravel on Lake Side Drive around the lake and to smooth up the gravel after it is laid. Need to clear by the three culverts by the head of the lake. Need some work on Eagle View on up the hill. Royal Ridge Drive Also needs major grading and larger rock. Given our short budget, we could alternatively grade and rock Lakeside Drive only from the "Y" to White Rock Road and use the other time and grading for Royal Ridge Drive instead. Dan will ask Don Steneck for a formal contract next week and ask that it also include the cost of repairing both Lakeside Drive and Royal Ridge Drive.

Dan only got a bid on Unit I roads, Not on Unit II roads.

Additionally, we need to clear by the three culverts by the head of the lake. Jack West has agreed to do the backhoeing, but will need some help to do the hand shoveling. When the weather gets better, we will organize a work crew to get this done.

Unit II Road Report by Tod Scott for Tom Nolan: Need to get a bid on grading and road rock for Eagle View Drive, Calaveras Circle, Creekside court, and Triple Oaks Drive. Tom says it will take at least five loads of gravel just to cover what has washed away by the rains. But if we are going to do grading we need to do that first before laying down gravel. Need to get more estimates on Unit II road work. Need to get Steneck to give estimates on Unit II roads.

Lake Maintenance: Gwen has been talking to people about keeping their boats locked up and labeled according to M-24 rules. Two or three boats seem to be abandoned, and a half dozen not used. John to follow up on a boat list.

Insurance: A new Insurance Carrier, "Evenston Insurance Company" has offered the Association the same insurance coverage at half the cost (\$14000.00/year) of our current carrier's price (\$28000.00?year). The new Insurance policy is by a non Admitted Company in California, as is our current insurance company. By contract, the current carrier is entitled to retain 25% of our prior premium, but we should get back about \$14000.00, which will cover the cost of our new premium for the entire upcoming year (March 25th, 2005 to March 25th, 2006).

Motion by Bob and seconded, to approve the change of Insurance Company's. Passed. 4-0.

Lake Action Committee have not as of yet, obtained a grant for Solar Bee's.

Motion by Sue and seconded, Board authorize a Lake Restoration Committee to study the feasibility of lowering and scraping the bottom of the lake including a review of Government permits, legal implications, and cost estimates. With a budget for the Committee up to \$100.00 for incidentals. Passed. 4-0. Rules of Committee, to agree with the goals of lake restoration. Potential Committee Members, Gwen Nichols, Loretta Giglione, and Ron Miller, Maybe.

Next Board Meeting Saturday 29th, April, 2006.

Meeting Adjourned 11:55AM
Tod Scott
M-24 Secretary