

M-24 Ranch Association Board Meeting  
January 6th, 2007, 10:00AM

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

Members Present: Ron Morrison, Ed Kersh, Lance and Ruth Keever, Tibor and Susan Derencsenyi, Randy and Loretta Giglione, Fernando and Pam Leyva.

Member Comment Period: Some thought the Automatic Gate stays open too long. It can be set at, 15, 30, or 45 seconds. Right now it is set at 30 seconds. We don't want it to close too quickly in case two cars come through at once. The gate does have an "obstruction sensor" to prevent damage to slow or multiple vehicles entering simultaneously.

We need more than one person to have access to the gate motor. We now have a key to the motor box lock in the office. Don will get a copy of the gate owners manual and put it in the office.

Tibor wants a card to use the South Gate. Don said to see Major Hoggard or Ken Nakamura.

A tree in the lake needs to be pulled out, and cut up and moved away. Need more work on the areas at Far Point and East Point.

The Service Companies need the keys replaced with cards. PG&E, Propane, Garbage, not Telephone Co. Fire Dept. to change their box to fit a card.

Free to a good home: mounds of dirt by White Rock Road and sand from the culvert by White Rock Road. Members may take it for personal use.

Treasurer's Report: By Bob. We currently have \$37,000.00 in our Bank Account, of which \$20,000.00 is dedicated to go out for outstanding bills, meaning we have remaining \$17,000.00 to pay bills for the rest of the fiscal year. We need to think about using some of it to establish a prudent reserve. It was suggested that the Board have a Budget Committee to keep an eye on our finances. Bob noted that

all our Budgets are posted on the website for the fiscal year (July through July) and anyone can look at them.

We also need to focus on fixing the north area roads. We need more gravel on bad muddy spots on our roads, and pot holes filled. We should get a couple more piles of rock for each unit so folks can do this. John K suggested considering an "adopt-a-road" program whereby members can agree to keep a certain section of the common roadways clear of brush and potholes. The easements in M-24 are 50 feet wide, or 25 feet from the center of the road. It's not trespassing to clear or fix the road within the margins of the easement.

Eleven members have not paid their dues for fiscal year 2006-07. Bob has tried to contact them, to no avail. Members who have not paid their delinquent dues by next Board meeting February 24th, 2007, will have their names listed on the M-24 Website.

The lot on top of the hill has sold again. Closed December 29th, 2006.

Next Meeting: February 24th, 2007, 10:00 AM.  
M-24 Secretary  
Tod Scott