

Minutes:

M-24 Board Meeting  
March 1, 2008

Board Members Present: Don Starks, John Konings, Sue Blake Haaland  
Members Present: Lance Keever, Gordon Blake, Ron and Chris Kramer, Dave and Kim Magann

Member Comment: Lance has some tiles to donate to cover the cement posts holding the Gate. Dave Magann has some tiles he can donate, too. Gordon wanted to know if he (or someone else) could remove/dump the cement culvert remains in front of the Blake's driveway. Yes.

Roads: Manuel Gray has offered to do regular inspection and maintenance on the roads. His letter offering his services was not as detailed as the Board wanted. After discussion, Sue made a motion that Don negotiate a more specific deal with Manny that 1.) if needed road repairs are less than \$500, Manny will repair them right away and seek payment from the Board, 2.) if the cost to repair is between \$500 - \$1,000, Manny will seek approval from Don or Lance before doing the work, and 3.) if the repairs are over \$1,000, the work must first be approved by the Board. These dollar figures are exclusive of rock. Unanimously agreed.

Elections:

Nominations are now being accepted for the positions of President (2-year term), Treasurer (2-year term), and Associate Director (1-year term).

Interested candidates should submit a nomination statement by Friday April 18.

Ballots will be mailed April 30.

Ballots must be returned by May 30.

Lake: Spraying will likely resume in late May or early June, depending on the temperature of the water. We may need to purchase a new pump, approx. \$140.

Gate: Mesh needs to be installed on the (north??) gate. Mid-Cal (???) gave the Board a bid of \$1,900, but no action was taken on the item. Members may be able to do it themselves less expensively. The track and the chain brace may also need maintenance soon.

Name Change: Sue reported that the Association can informally call itself something other than our legal name, M-24 Ranch Association. To formally change the name, we would have to amend our Articles of Incorporation, which would be a hassle.

"Emery Springs" was suggested as an informal name.

Barn: The barn needs some maintenance soon, e.g. new roof, rust removal, fresh paint. Sue suggested a work party in the summer. It was noted that the barn is a valuable Association asset and we should be taking advantage of it. Perhaps it could be renovated into a meeting area or clubhouse.

Lake Maintenance Fund: Since lake maintenance is an ongoing and expensive endeavor, the Board should continue to solicit funds to cover costs of projects as they arise.

Notification Updates

We should develop an "Action Plan" to notify downstream neighbors outside the Association in the event of an emergency. John will work on this.

We should develop a "Good Neighbor Plan," or a list with names and contact information of those who live in the Association are available to help a neighbor in need. Lance will get it started.

We need to update our Property Owners List with corrected addresses and phone numbers. Don and Sue Russin will handle.

Next Meeting 12 April 2008.