

## **M24 Ranch Association**

### **Minutes of the Board of Directors' Meeting**

**March 5, 2011**

Officers Present: Lance Keever, John Konings, John Scadding, Sue Haaland, Chris Kramer

Members Present: Skip Butler, Ruth Keever, Ron Kramer, Fernando and Pam Leyva, Don Starks

Guest Present: Bill Schmidt (Mountain Ranch Realty)

The meeting was called to order at 10:00 AM.

#### **President's Report:**

Lance is looking into purchasing speed bumps. Skip is thinking about taking the current ones out temporarily since the cars have definitely slowed down. Skip is also going to repair the road from the front gate to his house. John Konings suggested a sign be put up if permanent bumps are installed.

The Association has mailed out two letters to members who are currently living on their property without building their permanent residence. This is in violation of the M24 Ranch Association's CC&R #4 which states, "No temporary structures or trailers which may be used for housing purposes may be maintained upon the property except during the course of construction and for not more than one year." This requirement conforms to Calaveras County Municipal Code, Supplement History Table – Title 17 - Zoning, Subtitle 1. - General, Chapter 17.04, Sections 17.04.130 and 17.04.180, which allow for temporary structures on a property for up to one year provided a permanent residence is being built.

#### **Treasurers Report:**

John Scadding mentioned that board met in executive session and voted to have its collection agency file Notices of Default for properties 55B, 36B, 56D and 29B. These filings allow the process of foreclosing on these properties to begin. Subsequently, the Board was informed that all delinquent dues on property 29B had been paid, thus ending the collection process against that property. In total, back dues owed (for years prior to the current year) are just over \$4000. Current year's dues owed are about \$2000.

Approximately \$1,800 was collected since the last meeting on back dues. There has not been much change in the financial report since the last report. The financial report for the eight months ended February 28, 2011 will be posted on the M24 website at [www.m24ranch.com](http://www.m24ranch.com).

#### **Member Comment:**

Fernando Leyva commented that following the last snow storm PG&E was able to get into M24 but AT&T was not. We need a solution for this type of problem, maybe a contact person. Bill Schmidt offered to have Mountain Ranch Realty be a contact for this type of emergency. Lance will put a note at the gate for the utilities to contact Mr. Schmidt at Mountain Ranch Realty for emergency repairs. Skip Butler also volunteered to have his number available at the gate.

The Association needs to have a work day for cutting downed branches from the snow storm and eventually burn them. Fernando Leyva asked a location to burn debris in unit 2 since there is no common

property. Lance suggested taking debris to the lake. Don suggested having a work party and bringing the debris to Coots Cove.

Three bids were received for chip seal. As mention previously, some of the chip seal will be paid for by members and some will be paid for by the association. Once it is in, depending on the finances, the Association may be able to do a section a year. Fernando Leyva suggested the Association purchase a steam roller or a tamper. Cost would be about \$11,000 for a roller. Mr. Leyva suggested that one could be "rented" by members. Lance mentioned liability. If the Association rented one perhaps members could share in the expense and have it used on their own property. It might be a good idea to see what the response would be from the membership. Since this is not something that is needed right now, the discussion will be continued.

Lake spraying currently scheduled to begin June 6. John Scadding reminded us that will put the expense into this fiscal year.

A new insurance bid for the Association is currently in process.

The meeting was adjourned at 11:00 am.