

M24 Ranch Association

Minutes of the Board of Directors' Meeting

April 2, 2011

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

Members Present: Jim Johnson Ruth Keever, Ron Kramer, Fernando Leyva, Carol Phelps, Suzie Russin, Bill Vignone

Guest Present: Bill Schmidt (Mountain Ranch Realty)

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

President's Report:

Doug and Kim Quintal responded to the letter sent to them regarding living on their property without building their permanent residence. Lance will review their plans and contact them again. The President has also received a phone call from George Martin regarding the same purpose. Mr. Martin said he will be eventually moving and should be off the property in about a year. Mr. Keever asked Mr. Martin to send the Board his intentions in a letter and will follow up if the Board does not receive one. Mr. Keever did provide Mr. Martin with information about Toyon Towing who can assist him with removing abandoned vehicles. Status of septic systems on the Quintal and G. Martin properties is unknown.

Bill Vignone was also asked about his plans for his property. He did not receive a letter because he is not living on his property. Mr. Vignone responded that at this time he is either going to build a two car garage on the property, put in a septic system, or purchase a house outside of M24. The RV would probably go to the new property.

Mr. Keever will be gone for several weeks and John Konings will preside over the next meeting if he is not here for the meeting.

Vice President's Report:

Mr. Konings feels that the Board may be confronted with the possibility of cell towers or wind mills in the future and should be discussed in advance. Mr. Keever said that if these items were a source of revenue they would not be allowed according to M24 regulations. The building of these structures that would not be a source of revenue would have to be considered by the Board and may cause change to M24 regulations prohibiting the use of property for commercial purposes. The Board decided to consider this discussion and address it again in the future.

Treasurers Report:

Various properties have either been taken over due to default, gone into foreclosure, are in escrow or have been sold. Back dues of approximately \$1,800 have been paid on the property which was sold. Back dues of approximately \$1,100 could be collected on the property in escrow. Another past due property has been sent to collections.

SJB Consulting Group submitted a request through Bill Schmidt to vacate the easement on Lot 12C which is currently under consideration for purchase. Vacating the easement would put the end of the easement at the beginning of the property which would make turning around a problem. As long as there is sufficient space for a fire truck to turn around, it is OK. A motion was made to approve the request, voted on by the Board, and approved.

The dam inspection fees are not being increased this year per the State Water Resources Board.

The Treasurer prepared a cash flow analysis. Sources of cash for the current fiscal year amount to \$90,321.26. Uses of cash total \$52,524.75 and include Lake spraying, insurance, current operations, and establishment of a contingency fund. Projections for the remainder of the fiscal year include collection of Chircop dues, dam inspection fee, lake spraying and mowing, as well as current operations. Projected cash on hand at the end of the fiscal year is \$23,311.71.

Member Comment:

Jim Johnson's insurance agent has asked if the Association has its own insurance. Mr. Johnson was told to assure his agent that the Association does carry insurance.

The problem with pets roaming free was brought up again. Mr. Keever will contact the owner of the horse again. The next step will be to have the Calaveras County Animal Control come to M24 to talk to the owners if the horse is not restrained or removed. Mr. Quintal has assured the Association that his dogs have been spayed and are chained up and are no longer a threat to others.

Carol Phelps asked about having the outlet pipe at the lake inspected for the leakage. John Konings said the pipe is inspected each year and the inspector told us that the leakage is a normal condition. The President and Don Starks have worked to close the pipe as far as possible. Mr. Keever suggested that we get someone to give us an estimate as to what it would cost to have someone look at the outlet pipe and give us an estimate. He will have Don Starks look at it again.

Ms. Phelps also asked about weed eating the thistle around the lake between Coots' Cove and Kids' Beach. The President told her it was OK to do it.

Don Starks is going to schedule a time with Bob Schock to begin the spring repair on the roads.

Bill Vignone asked that the Association have some rock delivered for use on Lakeview. He was told to contact Don Starks.

Elections for Secretary, Vice President and Associate Director are coming up. The Secretary was asked to send a reminder to all members and ask if anyone is interested in running for one of these positions. The Board determined that nominations and candidate statements would be due by Saturday, May 7 and ballots would be sent shortly thereafter. Ballots due Saturday, June 11. Bill Schmidt of Mt. Ranch Realty agreed to count and tally ballots as our impartial arbiter.

The Association would once again like to thank all of those who continue to assist with road maintenance, downed tree pick up, and general cleaning around M24. This is a never-ending process and the work is greatly eased by those who help. Soon there will be a work party to do the heavier cleanup and the Association will provide lunch on that day!

The next meeting is May 7, 2011 at the barn at 10:00 AM. Weather permitting, the first movie night of the season is scheduled for that night. More information will follow.

The meeting was adjourned at 11:00 am.