

M24 Ranch Association

Minutes of the Board of Directors' Meeting

April 7, 2012

Officers Present: Lance Keever, Ron Morrison, John Scadding, Sue Haaland. (Chris Kramer was absent.)

Report from Big Valley Divers:

Fernando Leyva gave the report received by Big Valley Divers. The recommendation is to replace the top "trash rack" that has rusted. The rack should be steel and can be hinged for easier access in the future. The estimated cost is \$5,111. If we have to have the divers out an extra day, it would be \$6,861 total. The divers reported that little leakage is normal. Leakage is currently about 12-15 gallons per minute. Ron Morrison moved to adopt proposal and spend up to \$6,861 to do the repairs. The motion was seconded by John Scadding.

A discussion followed. Sue Haaland asked, do we really need to do this? Answer, not really, but it is an important proactive measure. Lance asked if we should have a routine maintenance plan with Big Valley Divers. He suggested that we budget some money annually for inspections. The board will check with Big Valley Divers and get an estimate. Motion passed 4-0.

Treasurer's Report:

Since we're not spraying and mowing the lake this summer, we have a little extra money. Including the reserve, we currently have about \$71,000 total in the bank.

Lance suggested setting up a road fund to set aside funds for future new road. Right now we just do maintenance, but we need a long term plan. Maybe we can get some bids when we build up a "road reserve fund."

Sign For Kids Beach:

Ron Morrison put together a suggested list of rules to be posted on the new sign. Suggestions were made including: Add a section about boats being chained only to posts (not trees!), Dogs must be on a leash, and NO lifeguard on duty. The no lifeguard notice should be at every dock area.

Herbicide Testing:

The committee decided the four specific areas where the two different herbicides will be tested. We have a granular/pellet version and a liquid herbicide to test. They will be tested at: Shady Cove (by Jack West's place) for the "shady" test and M24 Beach area for the "sunny" test. These areas will be cordoned off and marked when the herbicides are applied. Ron Kramer is making buoys to mark off areas in the water. Pellets will go first (no dates yet), as the water shield begins growth from the bottom. Spray will be administered after the water shield reaches the surface. Pictures will be taken before, during and after to keep track of how well each product works. Everyone needs to be patient as this project is a long-term project. Complete eradication may take several years. Specific areas will be cordoned off for several weeks at a time when the herbicides are first put into the water.

Lake Beautification:

Mona Starks reported that Bob Shock needs to be hired to clean out culvert areas by the Alers' property. The area by Coots Cove also needs to be cleared. The lake level is too high right now, but as soon as it goes down, we should clear those areas. Mona asked that the board please save some money for this!

Mona would like to hire two men who have worked around the lake clearing shrub previously. Can we save some money to pay them to do this? They charge \$15.00/hour each (\$30/hour for both). We should get some other estimates. Sue Haaland made a motion to pay up to \$1,000 to have these men do the most important areas first. The motion was seconded by Ron Morrison and passed by a vote of 4-0. Mona will get together with them right away and show them what we need done.

Elections for 2012-13 Cycle:

Offices up are President, Treasurer, and Associate. The first notice for nomination should go out right away. If you want to run or you want to nominate someone to be on the Board, please let Chris Kramer know as soon as possible. Candidate statements are due by May 5. Ballots will be mailed out Monday, May 7. Election ballots will be due Monday, June 11. Lance will ask Bill Schmidt of Mt. Ranch Realty to count ballots on Friday, June 15. The results will be announced at the annual meeting in July.

Meeting adjourned at 11:30 am.

The next meeting will be held Saturday, May 5 at 10:00am at the barn.