

M24 Ranch Association

Minutes of the Board of Directors' Meeting

September 1, 2012

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

Officers Present: Lance Keever, Sue Haaland, John Scadding, Chris Kramer. Absent – Ron Morrison

Members Present: Pat and Kathy George, Randy Giglione, Darryl Hylton, Jim Johnson, Ruth Keever, Ron Kramer, Kitos and Pam Leyva, Linda McClusky, Ron Miller, Holly (Scheufler) Price, Tod and Evelyn Scott, Don and Mona Starks

Treasurer's Report:

Today (September 1, 2012) is the last day before a penalty is incurred for late payment of dues. Nine members as of today have not paid. Approximately \$48,900 has been collected of about \$54,600. Ninety percent of the members have paid.

The cash balance as of August 31, 2012 includes what we have set aside for the paving of Lakeside Dr. The July 1, 2012 cash balance was approximately \$66,500. Disbursements paid in the current year for the past year totaled about \$6,900. The remaining balance is \$59,500. The carryover from last year, after provision for the Lakeside Dr. project, is \$7,259. Current dues received less current year expenditures leaves a balance of approximately \$51,400. There is a credit balance at Senders Hardware. John will continue to pursue this since it is unknown what it is for. Expenses expected for the dam fee and insurance total about \$18,000. The contingency fund for road work is \$10,000. Don Starks asked about monies available for working on the barn. He also needs to buy jute, form boards, and cement for the cove between Marhenke and Russin. We have been reimbursed from the garbage company for the damage to the gate on Sheep Ranch Rd.

Lake Watershield Committee:

Chris Kramer passed around all the comparative photos taken of the lake during the past few months and the photo of the lake in October, 2011. Several other species of aquatic weeds have been identified. Chris would like the committee to develop a long-range plan. Holly (Scheufler) Price would like to assist in the development of this plan. The plan should allow for continued recreational abilities of the lake and also have a third party input. The committee will be ongoing.

Road Committee:

The road committee has had three meetings to review conditions in the Railroad Flat side. Color coded maps have been created thanks to Amanda Butler. The committee met with Ken Mason and prioritized work needed on the roads. The road that needs the most work first is Eagleview on the Railroad Flat side to the top. Ken Mason's recommendation is to wait until the rain has started because the equipment may spark a fire.

Clearing brush would be the first part of the project. The committee has identified areas to dump and either burn or chip the debris. Phase two would be the use of a grader to put in the right pitch for runoff and then roll to compact. Ken feels that there is plenty of road base and we should not need to purchase more. Ken Mason's work is to be done under a time and material basis. (Lance would like a "time and materials not to exceed" figure in the contract. The Board will review it again once there is a written contract.) The distance of the work to be done on Eagleview is 1.3 miles. Calaveras Cr. is in good shape and does not need immediate attention. If monies remain the committee would do some more cleanup work in both units including getting rid of poison

oak and take some rock to the top of Eagleview to fill in for the winter. Ruth asked about Triple Oaks Dr. Kitos said it wasn't a prioritized road but will eventually be done.

A map has also been prepared for the Sheep Ranch side. The committee recommends that the Railroad Flat side be taken care of first. Pat George asked if there is a 1 year/2 year plan. Kitos said the prioritizing the committee has made begins to address that. The work will continue as monies are available. Randy asked where the division between the two sides is and whether or not there was a budget for each. John Scadding said there is no distinction between the two units except for the monies set aside for the Lakeside project.

Linda asked about easements and if they qualify for work to be done by the association. According to Sue Blake, "easements" were created when the original lots were split and they became the responsibility of the association. The committee is only addressing those association roads. The definition of an easement according to Sue is, "a right to pass the property of another." The easements as provided in the original subdivision map are the responsibility of the association and do not have to be "superhighways." They only have to be maintained as originally developed. All other roads were developed by owners and are the responsibility of that owner to maintain. If more than one property is involved, the responsibility lies with the two (or more) owners.

Darryl asked if the association is going to trim along the sides of the roads? Some areas are fire hazards and should be trimmed at least 10 to 15 feet back to allow cars to travel during a fire. People will not be able to escape if this is not done.

Other:

Due to coagulation from the heat, Ron Pargett is unable to break apart the asphalt to be used on Lakeside. He will be able to break it apart and lay it on Lakeside when it gets cooler – probably sometime in October.

The gate card for the sheriff's department was taken by the last person to use it. The card was on a chain and was broken off. Don Starks has talked to the sheriff's office three times and John Scadding has talked to them several times. Thirty-nine metal keys have been lost by the sheriff's department before we went to card keys. The association has suggested that the dispatcher have the combination of the box but they said that wouldn't work. Is this Ron Morrison's problem as security chair? Lance will talk to the county once again.

Kitos said that having committees as we currently do – lake, road, beautification, and security – is a benefit to the association since they meet on a regular basis to report back to the board at least quarterly. Are there actually other committees?

The meeting was adjourned at 11:08 AM.

The next scheduled meeting for the Board of Directions is Saturday, October 6, 2012 at the barn at 10:00 AM.