

## M24 Meeting Minutes June 4, 2016

Board Members in attendance: Skip Butler, Randy Giglione, Dean Hunt, Sue Blake, and Kitos Leyva.  
Members: Dan Dowden, Pamm Leyva, John Scadding, Daryl Hylton, Ron Kramer, Pat George, Loretta Giglione, Will Bouyea, Bill Vignone, Lance Keever, Ron Morrison, Don & Mona Stark, and Carol Phelps

Meeting called to order by President Skip Butler at 10:05 a.m.

### Discussion Items:

- Presidents Report:
  - There are four gate clickers remaining in our supply, anyone needing a gate clicker should contact Skip Butler.
  - Title 17 concerns:
    - Bill Vignone provided building plans for a garage, it was recommended that he look into getting a septic prior to putting up a structure.
    - George Martin will be providing building plans prior to the July 4<sup>th</sup> meeting.
    - Quintels have yet to respond to request for status on their dwelling.
  - M24 continues to get back on its feet after the Butte Fire.
- Vice Presidents Report:
  - Randy advised that work is continuing with his rebuild.
  - Recommends that we plan on a Sunday Bruch in September, to celebrate our recovery from the Butte Fire.
- Treasurers Report:
  - A full report will be made available for the July 4<sup>th</sup> meeting, financially M24 is sound.
- Associate Member:
  - Calaveras County Urgency Ordinance should be reviewed for specific guidance on Cannabis issues.
    - See:  
[http://www.planning.calaverasgov.us/Portals/planning/Plan%20Comm%20Meetings/Info/Cannabis/ORD\\_2016051003069\\_MEDICAL\\_CANNABIS\\_CULTIVATION\\_5-10-16%20-%20Copy.pdf](http://www.planning.calaverasgov.us/Portals/planning/Plan%20Comm%20Meetings/Info/Cannabis/ORD_2016051003069_MEDICAL_CANNABIS_CULTIVATION_5-10-16%20-%20Copy.pdf)
  - Sue has enlisted a friend to make updates to the M24 website – cost was approved 5/5/16, approximately \$400.00
- Secretary's Report:
  - New owners are not getting CC&R's and full disclosure information prior to taking up residency
    - Review Davis/Stirling website for guidance
      - According to the Davis/Stirling website it is the responsibility of the seller to provide all disclosures to the buyer:  
<http://www.davis-stirling.com/MainIndex/EscrowDisclosures/tabid/1728/Default.aspx>
  - It is recommended that all M24 residents obtain number signs for their property.
    - Signs can be obtained from Central Fire, call 754-4330, cost \$15.00
  - Cannabis issues were discussed, appropriate actions will be taken as needed. Commercial-sized grows will be reported to the Sheriff's Department and Calaveras County Code Enforcement Unit.

- Grass cleanup, Carol Phelps will use her tractor to mow grasses along roads, Ralph Vallejo will be enlisted to do weed eating, he will be paid for his work.
- The Lake Committee will review Lake Cleanup (water shield), boats, and dock concerns. Also to review lake testing results.
  - The Board agreed to address all the unmarked and abandoned boats on common property by the lake. All watercraft need to be marked and locked to something permanent other than a tree by June 30 or they will be removed by the Board. Motion by Sue, Second by Randy to send this letter. (Sue agreed to write it.)
- Metal signs will be ordered for each gate advising visitors that M24 is a private HOA cost approximately \$61.00
- An updated M24 Ranch map of lots & property owners is being worked on, should be ready for the July 4<sup>th</sup> meeting.
- Need to look into the possibility of obtaining Fed Monies for forest cleanup.
  - **After investigating, there appear to be no Fed Monies for forest cleanup.**
- Have been advised that saplings will be made available in the fall, before the winter rains arrive. Members will be notified of sapling availability.
- Cleanup to lake inlets will be coordinated in late summer or early fall. Debris will not be deposited on common areas, rather trucked to other locations for disposal.
- Need to obtain clarification from Calaveras Country Code Enforcement on Title 17.04, living in a trailer.
  - **Per Code Enforcement, Title 17.04 is waved for three years from the date of the Butte Fire, however septic and water are required.**
- Member Comments:
  - William Vignone asked the Board to consider granting an annual dues reduction of \$100 rebate to members who put in a 500 gallon (or greater) water tank to help prepare for fire danger. The Board asked William to put together a proposal for consideration.

Meeting adjourned at 11:35 am

The next M24 Board meeting is scheduled for Monday July 4<sup>th</sup> starting at 11am at the M24 Main Beach, hamburgers, hot dogs, and soft drinks will be provided by the association.

Please bring a side dish to share.