



M-24 RANCH ASSOCIATION
Monthly Meeting Minutes
February 14, 2026

Meeting called to order by President Randy Giglione at 10:00 A.M.

Board Members Present: Randy Giglione, Steve Swanson (Excused), Susan Presley, Sheryl Hanson, David Van Horn

Members in attendance: Sue Blake, John Scadding, Anna and Cliff Kramer, Ron Morrison, Holly Price and Frank Schwing

- Presidents Report
 - Motion to approve January meeting minutes – Approved 4-0.
 - Tractor was inspected and numerous issues discovered. Based on this we will not purchase the tractor. Diane is agreeable to the Association renting when needed.
- VP Report
 - Nothing to report.
- Secretary's Report
 - Thank Brittany for notifying the Association that the gate was stuck in the open position.
 - Would like to remind members to notify the Association when the gate is malfunctioning.
- Treasurer's Report
 - Presented the monthly financial report (Attached).
 - Received another non-renewal for portions of our insurance. Agent is working on finding a replacement.
 - Final CPA report Moore Grider and Company should be issued next week.
 - 1 member has not paid their dues and will be assessed late charges. Owner has passed away and other people are occupying the property. A lien will be filed on Tuesday, February 16th against the property.
- Associate Director's Report
 - Nothing to report.
- Committee Reports:
 - Lake Maintenance:
 - ✓ Thank Steve Swanson and Josh Dunn for burning tulle piles at the lake. Also, thanks to Howard Mack for removing the burn debris.

- ✓ Still need to move hog trap.
- Road Committee:
 - ✓ Chris Sampson at the North Gate needs the Association to clear driveway culvert on his driveway.
 - ✓ All roads in the Association will require repairs after the rains.
 - ✓ Easement issue on Lakeview Drive still being discussed.
 - ✓ Owners of horses using Lakeside Drive should clean up the horse manure.
 - ✓ We would like to encourage members to clear the culverts at their driveways.
 - ✓ Thanks Brad Sikes for clearing the drainage throughout the Association.
- Gate:
 - ✓ No Comment
- Member Comment:
 - ✓ No Comment

Meeting Adjourned at 11:00 A.M.

Next Meeting scheduled for March 14th at 10:00 A.M. at the Barn.