

Green Springs Ranch Landowners Association Board of Directors Meeting

1 hour, 37 minutes

3/10/2005

7:00 PM

Home of:

Steve & Cheryl Houston

1821 Dormity Road

Meeting called by:

Wayne Ordos

Type of meeting:

Regular Board of
Directors Meeting

Facilitator:

Wayne Ordos

Note taker:

Ron Krekelberg

Time Keeper

Ron Krekelberg

Additional Information:

Member attendance at Board Meetings is welcomed. If there are special interests or concerns to be discussed, all members will be given an aggregate time of 15 minutes at the beginning of the meeting to do so. These interests and concerns will be directed to an appropriate Committee for its consideration and resolution. The Board will try to respond to any member questions during the course of the Board Meeting. Otherwise, the Board will respond to member's questions within a reasonable period of time thereafter. The Board wants to be efficient and provide the best possible service to it's members. In consideration of everyone's time, the Board will strive to complete each Board Meeting within a reasonable period of time. [ref: bylaw Article 7, section 6a]

Attendees:

Agenda

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Speaker Requests	Wayne Ordos	15
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Green Springs Landowners Association Board of Directors Meeting

3/10/2005
5:36 PM to 7:13 PM
Home of: Steve & Cheryl Houston
1821 Dormity

Minutes

Meeting called by:	Wayne Ordos	Type of Meeting:	Scheduled Board Meeting
Facilitator:	Wayne Ordos	Note taker:	Ron Krekelberg
Timekeeper:	Ron Krekelberg		

Attendees:

Board Members: Wayne Ordos, Ron Krekelberg, Charlie Frey, Tom Bolinger, Sandra Alexander and Steve Houston.
[Gary Forni and Nick Crane were absent]

Guests: Bud Bennett, Jane Frey, Glen Main, Bill Annis and Cheryl Houston

Call to Order 7:06pm**Wayne Ordos****1****Discussion:**

Wayne opened the meeting by greeting everyone present. He made a presentation about how he would like to see future Board meetings be conducted to provide meeting quality and to conserve time. Emphasis was placed on meeting preparation by reviewing minutes of the previous meeting; and by reviewing Committee Reports before the next scheduled meeting. He also mentioned that major items of concern in the near future would be: 1) Watching development activities around the borders of The Ranch. 2) Observing the progress with the documentation of our participation in The El Dorado Hills Community Services District and The El Dorado Irrigation District. 3) Preparing a plan for delivery of EID water to the Ranch when it becomes available. 4) Security and safety for The Ranch ie; the intersection of Green Valley Road and Deer Valley Road etc.

Conclusions: Committees are now aware.**Action items:**

Constant observation

Person responsible:

Everyone

Deadline:

continuing

Speaker Requests**Wayne Ordos****15****Discussion:** Glen Main talked about the need for some of the Ranch Members to keep the appearance of their properties in a better condition.**Conclusions:** It was pointed out in discussion that The CCR/By Law/Arcitectual Control Committee assumes this task.**Action items:**

Committee observation

Person responsible:

CCR/By Law

Deadline:

continuing

Committee Chair Appointments**Wayne Ordos****5****Discussion:** Various drafts of the 2005 Committee Roster have been reviewed over the past 2 months, and the final draft has been circulated to Board Members prior to this meeting.**Conclusions:** The final roster was ratified by The Board.**Vote:** Unanimous**Action items:**

Post to the Website and The Newsletter

Persons responsible:

Ron & Kirsten

Deadline:

3-31-05

Minutes**Ron Krekelberg****4****Discussion:** Ron pointed out that the January 20th meeting minutes had been distributed to Board Members earlier via email and that everyone had an opportunity to make corrections or add items prior to the commencement of this meeting. All Committee reports had been circulated as well.**Conclusions:** Charlie motioned and Wayne seconded to adopt the minutes of the January 20, 2005 meeting**Vote:** Favor = unanimous**Action items:**

None required

Person responsible:**Deadline:****Treasurers Report****Nick Crane****5****Discussion:** The Treasurers Report was given by Bud Bennett who substituted for Nick Crane. All dues for the year 2005 have been collected. There are no outstanding debts at this time and all taxes have been paid. Current Assets include cash on deposit in the amount of \$ 105,344.00. Fixed Long Term assets include The Gate in progress in the amount of \$34,362.00

making total assets and Net Worth \$ 139,706.00.

Conclusions: The Treasurers Report was ratified

Borders

Charlie Frey & Bill Annis 10

Discussion: Bill Annis gave the report. He indicated that of the 4 areas of concern [1) Serrano, (2) The Springs Equestrian Center, (3) Silver Springs, and (4) Bass Lake Park that there has been no new activity. Wayne cautioned to stay keenly observant as things happen quickly in the Development business. It is important for us to maintain the zoning transition that we have been able to establish with Serrano and it is important to maintain this condition with subsequent owners of the properties. A condition of approval of the Silver Springs Subdivision requires the developer to construct right and left turn lanes on Green Valley Road at its intersection with Deer Valley Road at the entrance to the Green Springs Ranch Rural Development.

Action items:	Persons responsible:	Deadline:
Follow up with Border developments	Bill, Charlie & Tom	continuing

Long Range Planning

Bill Annis 5

Discussion: It was suggested that the Long Range Planning Committee be involved with tracking the efforts of El Dorado Hills to incorporate. Bill mentioned that, of 2 maps that he has seen, 1 of them shows The Green Springs Ranch within the boundaries of the proposed incorporated area and the other does not. Now that we are soon to be officially part of the El Dorado Community Services District and The EID, it is likely that at some time in the near future we might be asked to consider annexing to the City of El Dorado Hills. Wayne asked Tom Bolinger, a member of the Long Ranch Planning Committee and an experienced Real Estate professional with resources and contacts, to look into this matter.

Conclusions: Bill and his Committee will take this in hand

Action items:	Person responsible:	Deadline:
Follow up with the EDH inc effort.	Bill and Committee	Continuing

Architectual & CCR

Charlie Frey & Steve Houston 10

Discussion: Steve reported that there is some unfinished business regarding the follow up of some letters that were sent to respective members about tree and brush trimming along the Ranch roadways. Some of the Members have not complied since the first letter was sent out. A second letter is supposed to have been sent following the first to formalize the process. Culvert questions regarding size and location are still not satisfied. Who has the Architectual Application forms? Ron mentioned that the Arcitectual Application Forms are on the Website. There was mention of a Welcome Letter that, in the past, was given to New Members of the Ranch. Wayne asked Ron to see if he could find it and Bill Annis agreed to help run it down.

Conclusions: Tree and brush trimming/second letter; and culvert issues referred to The Road Committee

Action items:	Persons responsible:	Deadline:
Welcome letter editing and issuance.	Ron, Wayne & Bill	continuing
Architectual Applications	Steve & Committee	continuing

Roads

Sandra Alexander 8

Discussion: Sandy reported: Weed control is still pending because of a poor response to requests for price and scheduling. However she said that she is much closer to achieving results now than we were when we had our last meeting. Wayne emphasized the urgent need to get the job done before the effective season window closes. Lots 24 & 74 trimming has not

been done to date. A phone call reminder will be made and a second letter will be sent if needed. Guest, Glen Main suggested possibly involving the local fire depart with this effort and Wayne mentioned that it might be a good idea to ask Bill Knoop, The Rescue Fire Chief, to drive the Ranch and give us input on potentially dangerous situations existing. Wayne also suggested inviting Bill to a Board Meeting and present a report on specific hazards and what to do about them in case of a fire. The Board thought that this was a good idea. New road signs of various types will be needed soon. It was suggested that we move on this after the gate is finished. The condition of the roads will be reviewed on an ongoing basis, especially where there is new construction, such as, the gate and a new home under construction on Green Springs Court.

Action items: Weed control & tree trimming, follow up on culverts	Person responsible: Sandy & Committee	Deadline: Next meeting
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Water/EDH/CSD

Steve Houston

5

Discussion: Steve reported the official certification of the Green Springs Ranch annexation to EDHCSD/EID is now in the hands of the appropriate agencies for documentation. This process could take up to 1 year est. Wayne, once again, emphasized monitoring the process and getting as much information as we can about extension of water lines within the Ranch and hook up costs and procedures.

Action items: Follow up	Person responsible: Steve & Committee	Deadline: Continuing
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Security Gate

Charlie Frey

10

Discussion: Charlie reported that ther has been another temporary delay on the Gate Project. The height of 2 of the columns has caused a requirement of additional engineering and permits. As today, the engineering has been certified and now we will just have to wait for the permit to be issued. Lighting and security devices are being researched. One of our Ranch Members has offered to donate light fixtures. This is not a firm commitment yet, so the name of the person making the offer is being temporarily withheld. There is a question as to whether or not a vote of the Members is needed for these items. The By Laws and accounting procedures that govern this policy are being researched in order to provide an answer to this question.

Conclusions: The Gate Project is continuing and a recent Newsletter reported the progress on this Task. The Website also offers a chronological scenario of this project along with photographs.

Action items: Follow up	Person responsible: Charlie	Deadline: Until death do we part
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Website

Kirsten Klinghammer

5

Discussion: Kirsten was absent from the meeting, but in a written report had this to say:

For those of you who would like to see pictures of the construction of our new gate, find out when and where upcoming board meetings will be held, find out more about Green Springs Ranch's history, or would like to know when the next burn day will be, remember to check out the Green Springs Ranch website at www.gsrla.org. Comments on the website are welcome, too!

Conclusions: All agree that Kirsten is doing a great job of keeping our Website current. Visit the site often to see what is happening in The Ranch.

Old Business**Anyone****5****Discussion:** There was no old business.**New Business****Anyone****5****Discussion:** Wayne said that he has a handle on the Organizations' Insurance and will have it formalized soon.

Ask members to submit references of good contractors, subcontractors and suppliers. Have this request posted to the Website and the Newsletter.

Ron was asked to find or come up with a welcome letter for new members

Conclusions: Must be careful of liability and inviting unsolicited advertising.**Action items:**

Insurance

Resource Request

Persons responsible:

Wayne

Ron, Kirsten, Regina Miller

Deadline:

3-31-05

3-31-05

Next Meeting**List****1****Discussion:** May 19th at The Krekelbergs Lot 82**Adjourn****Anyone****1****Discussion:** A motion to adjourn was made at **8:45 pm****Motion:** Wayne**Second:** Ron**Vote:** Unanimous**Notes:****January total meeting time = 3 hours and 10 minutes****March total meeting time = 1 hour and 42 minutes****Congratulations To All, and To All A Good Night !!**

Ron Krekelberg/secretary