

**Green Springs Ranch  
Landowners Association  
Board of Directors  
Meeting**

Place: Tom & Karen Bolinger  
1747 Dormity Road

Time & Date: January 25, 2007 7:00 PM

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**

Call to Order	Wayne Ordos
Introductions	Wayne Ordos
Speaker Requests	Wayne Ordos
Minutes	Ron Krekelberg
Treasurers Report	Nick Crane
Borders	Bill Annis & Charlie Frey
Long Range Planning	Bill Annis
Architectural & CCR	Charlie Frey & Tom Bolinger
Roads	Charlie Frey & Mark Smith
Water	Greg Magda
Security Gate	Charlie Frey
Communications	Kirsten Klinghammer & Regina Miller
Old Business	Anyone
New Business	Anyone
Next Meeting	List
Adjourn	Anyone

**Green Springs  
Landowners  
Association Board of  
Directors Meeting**

Place: Tom & Karen Bolinger  
1747 Dormity Road

Time & Date: January 25, 2007 7:00 PM

**Minutes**

Meeting called by:  
Wayne Ordos

Type of Meeting:  
Scheduled Board

Meeting

Facilitator:  
Wayne Ordos

Note taker:  
Ron Krekelberg

Attendees:

---

**Board Members:**

Wayne Ordos, Charlie Frey, Ron Krekelberg, Nick Crane, Mark Smith, Tom Bolinger

**Board Members Absent:**

Sandy Alexander & Greg Magda

**Committee Members:**

Kirsten Klinghammer, Sean McDermott, Bill Annis

**Guests:**

Betty Peterson, Susan Hoisington, Eddie Golden & Kent Hallmeyer

Call to Order

Wayne Ordos

Discussion & Introductions: 7:10 pm

Wayne gave his usual warm welcome and introduced the Guests. He also announced and congratulated all of the Directors who were voted to serve on the 2007 Board. They were the same Directors that had served The Ranch in 2006.

Action items:

Formation of Committees:

Charlie Frey will be turning over the Road Committee responsibilities to Mark Smith.

Ron Krekelberg will be assuming the Chair of the Communications Committee working with Kirsten Klinghammer who will be doing the Website and the Newsletters.

All other Committees will remain the same as they were in 2006.

**Motion:**

Wayne moved to ratify the Committees as ammended and Ron seconded the motion:

Vote: unanimous to approve

Person responsible:

Deadline:

Speaker Requests

Wayne Ordos

Introduce Speaker:

Wayne called for anyone wishing to speak on items off the Agenda

Discussion & Conclusions :

Action items:

None

Person responsible:

Deadline:

Minutes

Ron Krekelberg

Discussion

Conclusions:

Ron motioned for a vote to approve the minutes of the Annual Membership Meeting and Wayne seconded the motion.

Vote: Unanimous to approve

Action items:

None

Person responsible:

Deadline:

Treasurers Report

Nick Crane

Discussion:

Nick passed out copies of the current financial report. With half of the dues collected to date, he said that condition is very good.

Conclusions:

Vote:

Action items:

None

Person responsible:

Deadline:

Borders

Bill Annis & Charlie Frey

Discussion:

Bill reported that the Developer of the property on the South side of the Ranch was attempting to change their project to smaller lot sizes.

Conclusions:

Bill & Charlie were able to negotiate with the Developer to return to the original 4 acre buffer or at least to near that size.

Vote:

Action items:

None

Persons responsible:

Deadline:

**Long Range Planning****Bill Annis**

Discussion: Included with the Border Report

Conclusions:

Vote:

Action items:

None

Person responsible:

Deadline:

**Architectural & CCR****Charlie Frey Tom Bolinger**

Discussion:

Tom reported that he received a request to build a barn.

He also received a plans to build a pump house.

Conclusions:

Build a barn is pending.

Build a pump house submitted to a vote. Tom made a motion to approve the pump house.

Vote: Unanimous

Action items:

Review plans for the barn

Persons responsible:

Tom bolinger

Deadline:

ASAP

**Roads****Charlie Frey & Mark Smith**

Discussion:

Mark reported that there was a washout on Clarksville Road. There was also some discussion of weed control.

Conclusions:

The washout has been repaired.

Vote:

Action items:

Weed Control

Person responsible:

Mark

Deadline:

Spring

**Water****Greg Magda**

Discussion:

Wayne reported for Greg Magda. Information has been submitted to a consultant. There will be 2 feasibility meetings set up for the Members of the Ranch so that they have complete and factual information regarding the Water Project. A straw poll will be taken to find out if this measure should be subjected to a ballot measure. Charlie mentioned the possibility of extending a natural gas line in the ditch if the main line for water goes ahead. Natural gas is about one half the price of liquid propane.

Conclusions:

Everyone thought that the installation of a gas line was a good idea.

Vote: None

Action items:

Get information on the gas line.

Person responsible:

Wayne

Deadline:

ASAP

**Security Gate****Charlie Frey**

Discussion:

Charlie mentioned that there is a new security device on the market now.

Conclusions:

He will investigate

Vote:

Action items:

None

Person responsible:

Deadline:

**Communications****Kirsten Klinghammer & Regina Miller**

Discussion:

Kirsten reported that the Website has been kept current. She also announced that she will be taking over the Newsletter.

Conclusions:

Vote:

Action items:

Start work on the Newsletter

Person responsible:

Ron &amp; Kirsten

Deadline:

By March

**Old Business****Anyone**

Discussion:

Ron reported that the email system worked well for the recent election of Board Members. He reported that there were 43 ballots cast and that of the 43, 33 were by email and that 10 were cast by snail mail.

Conclusions:

Vote:

Action items:

None

Person responsible:

Deadline:

### New Business

Anyone

Discussion:

There was discussion of lighting the intersection at Green Valley and Deer Valley Roads. Purpose of sign is to mark our entrance and provide a lighted sign, visible to motorists at night. Construction of sign will commence after DOT widens the roads at that intersection.

Conclusions:

Wayne motioned to budget \$10,000 for the construction of a lighted Green Springs Ranch sign at the intersection of Deer Valley Rd. and Green Valley Rd. Motion was seconded by Charlie Frey.

Vote: Unanimous

Action Items:

Person responsible

Deadline

### Adjourn

Anyone

8:25 pm

Discussion:

Motion:

Notes: