

Green Springs Ranch Landowners Association Board of Directors' Meeting Minutes	Place: Home of Ron Keil Time & Date: Jan 13, 2010 7:00 pm
Meeting called by: Kirsten Klinghammer	Type of meeting: Regular Board of Director's Meeting
Facilitator: Kirsten Klinghammer	Note taker: Ron Keil

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 its 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:
Board Members: Bill Bevier, Kent Hallmeyer, Bob Hendrix, Ed Golden, Ron Keil, Kirsten Klinghammer, Mel Kowardy, Betty Peterson, Sherry Smith.
Absent: none
Guests: Sean McDermott, Eleni Morgan, Richard Detheridge.

Call to Order	Kirsten Klinghammer	
President Kirsten called the meeting to order at 7:10 P.M. Kent took over after election of officers.		
Action items: New officers were elected by the board. President-Kent Hallmeyer, Vice-President-Bob Hendrix, Secretary-Ron Keil, Treasurer-Betty Peterson	Person responsible:	Deadline: done

Speaker Requests	Anyone	
Introduce Speaker: Eleni and her contractor presented new house plans for lot 72 for approval by the board.		
Discussion & Conclusions: Ed Golden will review compliance.		
Action items: Ed will notify Eleni and Mr Detheridge.	Person responsible: Ed	Deadline: ASAP

Minutes	Ron Keil	
Discussion: Minutes of the annual meeting were distributed by email and approved by the board.		
Conclusions:		
Vote: approved		
Action items: Minutes will be posted to the web site by our web master.	Person responsible: Kirsten	Deadline: ASAP

Treasurers Report	Betty Peterson	
Discussion: Budget is approved for 2010		
Conclusions: nothing new		
Vote: none		
Action items:	Person responsible:	Deadline: ASAP

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Long Range Planning		Kent Hallmeyer	
Discussion : Kent has talked with Serrano about connecting to their water supply.			
Conclusions: Kent may be able to make a personal arrangement for connection.			
Vote: none			
Action items: none.		Person responsible: Kent	Deadline:

Borders		Kent Hallmeyer	
Discussion: none			
Conclusions:			
Vote: none needed			
Action items: none		Person responsible:	Deadline:

CC&Rs		Bill Bevier	
Discussion: none.			
Conclusions: none.			
Vote: not needed			
Action items:		Persons responsible:	Deadline:

Architectural Review		Ed Golden	
Discussion: Lot 72 improvement			
Conclusions: Ed will review			
Vote: not needed			
Action items: none		Persons responsible:	Deadline:

Fire Safety		Nick Crane	
Discussion: Kirsten would like to set up neighborhood programs			
Conclusions: Fire Safe Council has training available			
Vote: not needed			
Action items: Kirsten will contact Fire Safe Council.		Persons responsible:	Deadline: none

Roads		Bob Hendrix	
Discussion: John Pines finished work on culverts, cleaned out mailbox area of weeds.			
Conclusions: Mark Smith is supposed to finish widening the shoulders on Marden.			
Vote: not needed.			
Action items: Bob will continue to contact Mark.		Person responsible:	Deadline:

Security Gate		Mel Kowardy	
Discussion: 2 lights are working. Mel will work with PG&E to improve them.			
Conclusions: none			
Vote: none needed			
Action items:		Person responsible:	Deadline:

Communications	Ron Keil	
Discussion: Gate code has been changed		
Conclusions: Ron will send out letter to landowners with new code.		
Vote: not needed		
Action items: Keep everyone informed of activities and news.	Person responsible: Ron	Deadline: 3/1/10

Nominating Committee	Kirsten	
Discussion: Through for 2009.		
Conclusions: Kirsten stepped off and Sherry Smith was elected new member of the board.		
Vote: none needed.		
Action items: none	Person responsible: Ron	Deadline: done

Old Business	Anyone	
Discussion: update on accident at Green Valley and Deer Valley Rds 12/28/09		
Conclusions: Ron is talking with DoT about getting new lane markings.		
Vote: not needed		
Action items: keep talking to DoT	Person responsible: Ron	Deadline: ongoing

New Business	anyone	
Discussion:		
Conclusions:		
Vote: not needed		
Action Items:	Person responsible:	Deadline:

Adjourn	Anyone	
Discussion: future meetings are scheduled for 2 nd Wednesday of odd numbered months		
Motion: Unanimous. The meeting was adjourned at 9:15 P.M.		
Notes: Next board meeting will be March 10, 2010 at the home of Betty Peterson.		