

GREEN SPRINGS RANCH BOARD OF DIRECTORS MEETING

DATE & TIME	March 14, 2012
LOCATION	Home of Ron Keil
TYPE OF MEETING	Regular Board Meeting
FACILITATOR	Bob Hendrix
NOTETAKER	Ron Keil
BOARD MEMBERS	Present: Blake Bethards, Bill Bevier, Bob Hendrix, Ron Keil, Bill Kenney, Betty Peterson. Absent: Kent Hallmeyer, Mel Kowardy.
GUESTS	Kirsten Klinghammer, Bob and Diane Rufenacht, Sean McDermott*enter 8 pm

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]

AGENDA TOPICS

CALL TO ORDER	Vice President Bob Hendrix
	7:07

SPEAKER REQUESTS	none
-------------------------	------

MINUTES	Ron Keil
Discussion: Minutes were sent out by email and approved 1/30/2012.	
Conclusion:	
Vote: approved	
Action Item(s): none	
Person Responsible:	
Deadline:	

TREASURER'S REPORT	Betty Peterson
Discussion: We have saved about \$1400 by paying toward our loan early. 9 owners have not paid dues yet.	
Conclusion: We will have to file liens.	
Vote: Report is approved as presented.	
Action Item(s): Follow up on delinquent accounts, file liens as needed.	
Person Responsible: Betty	
Deadline: ASAP	

LONG RANGE PLANNING	Bob Hendrix
Discussion: Bob will follow up with Kent on discussions with Verizon about a fee for use of the tower within the ranch.	
Conclusion: We need to have only one person negotiating at a time.	
Action Item(s): Bob to contact Kent.	
Vote: not needed.	
Person Responsible: Bob	
Deadline: Report next meeting.	

BORDERS	Ron Keil
Discussion: Jim Ware is no longer with EDC DOT. Interim director Kim Kerr sent email saying we would have an update this week. Supervisor Knight's office sent a message that our turn lane project has been moved to the front of the list for next road project. It is going to bid this summer.	
Conclusion: when the bids are in, the contract will be let and construction will begin, pending timing and weather.	
Action Item(s): We will continue to wait and watch.	
Vote:	
Person Responsible:	
Deadline: report next meeting.	

CC&R'S	Bill Bevier
Discussion: Kirsten had previously expressed interest in reviewing and possibly rewriting some of the CC&Rs.	
Conclusion: She and Bill will begin a review process.	
Action Item(s): Hold sub-committee meetings and suggest revisions.	
Vote: not needed	
Person Responsible: Kirsten	
Deadline: report next meeting	

ARCHITECTURAL REVIEW	Bill Bevier
Discussion: no report	
Conclusion:	
Action Item(s):	
Vote:	
Person Responsible:	
Deadline:	

FIRE SAFETY	Kirsten Klinghammer
Discussion: We need to talk with Kent regarding last year's tree trimming. Some members feel that it wasn't finished last year. Will they come back this spring to finish or do we have to contract with them for another season? We first sent out a letter to residents 6/5/2010 and asked them to begin trimming trees.	
Conclusion:	
Vote: none needed	

Action Item(s):
Person Responsible:
Deadline: report next meeting

ROADS	None
Discussion: Roads have been upgraded and no problems reported since the repairs.	
Conclusion:	
Vote: none needed	
Action Item(s): none	
Person Responsible:	
Deadline:	

SECURITY GATE	Mel Kowardy (by phone)
Discussion: 3 keys unlock and open the gate. The goal is to have 1 of each go to each board member.	
Conclusion:	
Vote:	
Action Item(s): Mel will have keys made and distribute to board.	
Person Responsible:	
Deadline: report next meeting.	

COMMUNICATIONS	Ron Keil
Discussion: several residents have dropped off the contact list. Email not working, foreclosure, renters, house for sale and moved out.	
Conclusion: Ron and Betty will coordinate mailing lists and try to contact missing people. We both are not getting returned phone calls.	
Action Item(s): continue to contact owners and update mailing lists.	
Vote:	
Person Responsible: Ron	
Deadline: report next meeting.	

NOMINATING	On hiatus until November
Discussion:	
Conclusion:	
Action Item(s):	
Vote:	
Person Responsible:	
Deadline:	

NEW BUSINESS	none
Discussion:	
Conclusion:	
Action Item(s):	
Vote:	
Person Responsible:	
Deadline:	

ADJOURNMENT	
Discussion: none	
Next Meeting: Bill Bevier's house May 9, 2012	
Vote: unanimous	
Time: 8:30 PM	