

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

Place: Home of Ron & Connie Krekelberg  
2353 E. Green Springs Court, Lot 82

Time & Date: May 18, 2006 at 7:00 pm

Meeting called by:  
Wayne Ordos

Type of meeting:  
Regular Board of  
Directors Meeting

Facilitator:  
Wayne Ordos

Note taker:  
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	Greg & Charlene Magda at 2031 Deer Valley Road
Adjourn	Anyone

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

Place: Home of Ron & Connie Krekelberg  
2353 E. Green Springs Court, Lot 82

Time & Date: May 18, 2006 at 7:00 pm

**Minutes**

<b>Meeting called by:</b> Wayne Ordos	<b>Type of Meeting:</b> Scheduled Board Meeting
<b>Facilitator:</b> Charlie Frey	<b>Note taker:</b> Ron Krekelberg
<b><u>Attendees:</u></b> _____	
<b><u>Board Members:</u></b> Charlie Frey, Sandy Alexander, Tom Bolinger, Nick Crane, & Ron Krekelberg. - Mark Smith[arrived late and did not vote on any of the issues]	
<b><u>Absent:</u></b> Wayne Ordos & Greg Magda	
<b><u>Committee Members:</u></b> Kirsten Klinghammer, Bill Annis & Sean McDermott	
<b><u>Guests:</u></b> Ken Miller & Kent Hallmeyer	

<b><u>Call to Order</u></b>		Charlie Frey [standing in for Wayne Ordos]	
Discussion & Introductions:			
Charlie called the meeting to order at 7:08 pm. He welcomed the Board Members, Committee Members and Guests and explained that Wayne's absence was due to work commitments that he could not break.			
Action items:	Person responsible:	Deadline:	

<b><u>Speaker Requests</u></b>		Charlie Frey	
Introduce Speaker:			
Ken Miller introduced his request to establish a rule for street lights: "There are to be no lights attached to or installed on any PG&E or other Utility pole within Green Springs Ranch."			
Discussion:			
Tom Bolinger had some reservations about the proposal and said that he did not have enough information on the subject.			
Conclusions :			
There was a motion and a second to approve the requested New Rule #4 and send it to the Ranch Members for their consideration.			
Vote:			
In Favor = 4			
Abstain = 1 [Tom Bolinger]			
Action items:	Person responsible:	Deadline:	
Send the proposed Rule #4 to the Ranch Members for their consideration.	Ron Krekelberg	Prior to next Board Meeting	

<b><u>Minutes</u></b>		Ron Krekelberg	
Discussion:			
Ron announced that the minutes had previously been approved via email and that there was 1 change that he would like to make. He said that the word anonymous should not have been used referring to instructions by Wayne & Charlie to notify Ken & Regina Miller regarding their concerns of the Street Light Rule. The names of Ken & Regina Miller should be used instead of "anonymous"			
Conclusions:			
Motion and Second to approve the change and the March Minutes.			
Vote:			
In favor = 5			
Opposed = 0			
Action items:	Person responsible:	Deadline:	
Change the Minutes and the Web Site	Ron Krekelberg	2 Weeks	

<b><u>Treasurers Report</u></b>		Nick Crane	
Discussion:			
All dues in the amount of \$42,358 have been collected. Total expenses to date amount to \$9,127 against the annual budgeted amount of \$20,150. Special projects expenses amount to \$1,414 against the annual budgeted amount of \$5,000. Total assets and net worth amount to \$176,890 with no debts. Total cash on hand = \$72,869.			

Nick gave the report and there was little discussion.

Conclusions: None

Vote: None

Action items:

None

Person responsible:

Deadline:

**Borders** **Bill Annis & Charlie Frey**

Discussion:

Bill Annis email report:

We still have the same two issues on our border with Serrano that have been reported the last two Board meetings. One issue is to turn the fire hydrant 90 degrees at the end of Dormity Road in order to meet Fire Department specifications. The other is to take measures to prevent off-the-road vehicles from using the PG&E easement to enter the Ranch through the Krekelberg's property. Serrano has not yet taken action on these two issues.

Conclusions:

Vote: None

Action items:

Continue to follow

Persons responsible:

Bill Annis

Deadline:

Indefinitely

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

Discussion:

Bill Annis email report:

Email report from Bill Annis:

The one issue we have been tracking is the Green Valley Road / Deer Valley Road intersection at our entrance where the Silver Springs developer is required to construct right and left turn lanes on Green Valley Road. In January, the County DOT furnished us with a preliminary drawing which showed the left turn lanes but not the right turn lanes. We pointed out this discrepancy, and in April Charlie Frey picked up a new drawing which showed both the left and right turn lanes. On May 16<sup>th</sup>, I contacted the DOT engineer handling this project and asked if any time lines had been established, and he answered in the negative. He did speculate that the new intersection should be complete not later than October, 2007, with work starting either this summer or early next spring. Before the next Board meeting, I will get with the County Planning Department and see if they have anything more definitive.

Conclusions:

Vote: None

Action items:

Continue to Follow

Person responsible:

Bill Annis

Deadline:

Indefinitely

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

Discussion:

Revised Association Rule #2 & A New Association Rule #3 have previously been approved in concept by the Board of Directors and then submitted to the Membership for their consideration and review. The Secretary reports that there have been no negative responses to these 2 rules and that there were 3 positive replies from the Ranch Members.

Conclusions:

There was a motion and a second to give final approval to Revised Rule #2 and to the New Rule #3.

Vote:

In Favor = 5

Opposed = 0

Action items:

Enter Revised Association Rule #2 and the New Rule #3 into the Rule Book of the CCR's

Persons responsible:

Ron Krekelberg

Deadline:

Immediately

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

Discussion:

May 18<sup>th</sup> 2006 Report of the Road Committee

The Road Committee spent two full days assessing the state of the ranch roads following consultation with Skip Brown road contractor. The ranch roads took quite a beating from the heavy record year rains this winter including a shoulder washout on Clarksville, but are still in quite good shape

Items assessed: 1. Ditching-preferably a minimum of 5 feet from the road edge and one foot below the road edge. Is it important? Our road consultant put it this way." What are the 3 most important elements to a good road? 1. Ditching 2. Ditching 3. Ditching.

2. Road Shoulders should be 3 feet wide and even with the surface at the edge of the road. The should taper off from the road to the ditch.

3. Road Failure looks like alligator cracking.( Can be seen down at the gate site due to the lake we had for some many years on Dennis Graham's property) None this year as a result of the culvert in the wettest year ever recorded on the ranch.

4. Edge Patch required when more than 4" of road width lost. Most of our roads are 16'. This

is quite narrow and people tend to drive off the side of the road onto the shoulder to avoid oncoming traffic causing the edges to crumble. When shoulders have eroded below the road surface the edges of the road are even more vulnerable.

- 5. Surface patch used when surface has shrunk in areas creating uneven surface.
- 6. Potholes we have 11 on our 6.2 miles of roads

Assessment team included Don Van Dyke ½ day, Kirsten Klinghammer ½ day, Sean McDermott 1 day, Mark Smith 2 days, Bill Annis 2 days, Charlie Frey 2 days

**Summary of findings:**

Ditching:	8,175 lineal feet
Shoulder repairs:	2,748 lineal feet
Rip Rap on the shoulder:	1,170 lineal feet
Digout or mat repair with chip and seal digout.)	8,758 square feet ( probably less than 750square feet require
Edge Patch	2,648 square feet
Surface Patch :	510 square feet
Pot holes	11

The purpose of making the road assessment was to provide our road contractors a set of specifications so they are all bidding on the same thing.

We have since had a further consultation with our road consultant who gave us feed back on our assessment. He felt we did well on our assignment except in the road failure category which will be re reviewed prior to the general meeting and mailing of the bids.

**Other considerations:**

Impact of the Water Project if approved by the members of the ranch: Our consultant advises us to do the minimum to the road if the water project is to proceed. The water project requires a 3’ wide ditch be dug. While this can be placed in a shoulder of the road the heavy equipment necessary to do the job will damage the road surface, edges, shoulders and ditches. Therefore, it has been recommended we limit at this time our repairs to areas such as road failure, potholes, and surface patches and this is what our bid will include, and correction of some of the worst ditching problems. Mark Smith has offered to help with the ditching, but would of course require compensation for the equipment he would have to rent and operate .The road failures, matting and chip sealing, surface patching and potholes would be bid out.

Issues relating to culverts: The road Committee found many driveway culverts blocked from debris. The result- flow of water under and into the road softening and weakening the road surface. Culverts 8” in diameter and under were particularly prone to obstruct. Some areas of road failure were clearly the result of driveway culvert obstruction. Another problem encountered was an absence altogether of driveway culverts with resultant road failure. Members of the road committee feel the responsibility for repair of the damaged roads resulting from obstructed culverts or an absence of a culvert are the responsibility of the homeowner. An Association rule will be developed to address the homeowner’s responsibilities regarding driveway culverts.

Our hope is to mail our bids within the next several weeks and have the work done before next winter.

Road Safety Project: Our President Wayne Ordos will update us on this project which has received \$5,000 in member support in his Presidential Message

Co Chairman Road Committee: Charlie Frey and Mark Smith  
 Members: President Wayne Ordos, Sandy Alexander, Bill Annis, Sean McDermott , Kirsten Klinghammer, Don Van Dyke,

**Conclusions:**

Sandy Alexander agreed to continue with contracting for the spraying of weeds.

Vote: None

Action items:	Person responsible:	Deadline:

<b>Water &amp; Other</b>	<b>Greg Magda</b>
<b>Wayne Ordos Reporting</b>	
<b>Discussion:</b>	
5/18/06 Board Report	
<p>We had a successful meeting with EID officials in April regarding the GSRLA EID Water Project. We are waiting for more information regarding the financing of the project from EID. We have been able to gather most of the requisite information about the overall cost of the project and other details. Will update the Board when we complete the fact-finding portion of the project. When we compile all needed information, I would like to put together one or two town hall type meeting to provide a complete information package on the project to our members. Thereafter, the GSRLA EID Water Project will be put to a vote of the membership.</p>	
<p>We are going to be dealing with some association rules regarding the proper use of our security cameras and the</p>	

images they capture at the upcoming meeting. We have also received some individual requests from members to look at the images for various reasons. We need to try to construct some protocol so that we can try to accommodate everyone's requests without putting the association in peril from a liability standpoint. I would like to talk this over at the meeting.

We are about to begin implementation of the Phase 1 of the GSRLA Road Safety Project. We are planning on putting in the new signposts on the weekend of May 27<sup>th</sup>. This will entail digging holes and placing the new 4 x 4 steel posts in concrete at designated locations around the ranch. We then plan to construct concrete block standards around these posts, which will stand about 2 ½ feet tall. The concrete block standards will then be clad and capped with the same masonry veneer we used at our security gate. The new reflective street signs will be affixed to the new posts. We also plan to install new speed limit and cautionary signs around the ranch as a part of Phase 1. I would like to complete this phase by this summer. Hope springs eternal.

I would be remiss in not mentioning, once again, the incredible community spirit we have experienced regarding all the things we are trying to do to make the ranch a better place. Voluntary donations from various members amounting to almost \$5,000 have been received to help us implement the Road Safety Project. We have also had a number of members offer their time and labor to help put this together. What a wonderful expression of support and community pride.

Wayne Ordos  
President

Conclusions:

Vote: None

Action items:

Person responsible:

Deadline:

## Security Gate

Charlie Frey

### Discussion:

May 18<sup>th</sup> 2006 Report of the Security Gate Committee

Over the past several months with the help of our imagery consultant Ric Wilhelm working with Mel Kowardy we have continued to improve the imagery from the 4 gate cameras. Consideration is being given to relocating one of the cameras to pick up the license plates on the rear of the vehicles passing into the ranch.

On May first we terminated the contract with National Alarm for our monitoring service with Grand Central Alarm. Our Certified letter terminating service with them with return receipt request has never been returned. We have had to install a new control unit for the alarms as National Alarm either would not or did not have a record of the master code for the existing control unit, which makes it non-programmable.

Our new alarm company is now Smith and Sons who also use Grand Central Alarm for Monitoring. In addition to installing a new control unit for the alarms they also replaced the 3 existing shock sensors which were analog with new digital devices. One is located in the phone kiosk, and the other two will be installed in the 2 pole camera domes by Ric Wilhelm hopefully this week.

We have had two gate incidents in the same night. One young man pushed the gate open forcing his way into the ranch. Fifteen minutes later another young man swung on the gate. We have as a result of our gate cameras pictures of the young men and the licenses of their vehicles as well as where they live. The incident was reported to the El Dorado County Sheriff's Department.

We have had two requests by members of the ranch to review our CD's to look for information occurring at the gate. In order to assure uniform access by our members to the information on the CD's an Association rule was presented and approved by the Board at the March meeting and distributed in writing to all our members. The proposed rule will be presented at the May 18, 06 meeting for discussion and vote.

In responding to these two requests we have followed the letter of the proposed association rule. One request was denied and the other approved by the entire board. Pending the members signing off on a confidentiality pledge he will receive the CD for review.

### Status of Gate Responders:

Mel Kowardy has devoted an enormous amount of time and effort in fine tuning the gate imagery. He is also the first responder to any alarm. In his absence we go through our list. Our alarm system at the phone kiosk has been overly sensitive. With the new equipment we hope this will no longer be the case. With the installation of the alarms in the domes of the pole cameras the alarm system will be complete. The magnetic and loop alarms are unchanged.

Responses to shock, and magnetic alarms by the gate responder other than Mel are to notify Mel who will review the images from the gate at the time of the alarm. (Mel has back up if he is out of town.) Response to cutting the loop alarm is to dispatch the El Dorado County Sheriff. Our gate responders are also notified and wait at the corner of Marden and Deer Valley if needed by the Sheriff.

Gate Incident Reports will be filed on all alarms once our system is up and running (hopefully this week)

Operations: 1. Bill Ladley (Automatic Gate and Garage Systems) services the gate and phone kiosk  
2. Rich Wilhelm services the cameras wireless system and consults on gate incident imagery  
3. Smith and Sons services the alarms systems  
4. Grand Central Alarm monitors our alarm system

Operations volunteers: Ed Anderson services the lighting and electrical circuits at the gate  
Ron Krekelberg updates and maintains phones and codes  
Bill Annis maintains gate access tools  
Mel Kowardy and I usually interface with all gate contractors or service providers at the gate site.

Security gate Chairman: Charlie Frey

Committee Members: President Wayne Ordos, Bill Annis, Gary Forni, Mel Kowardy, Bob Rufenacht, Sean McDermott, Kirsten Klinghammer

<b>Conclusions:</b>		
<b>Vote: None</b>		
<b>Action items:</b>	<b>Person responsible:</b>	<b>Deadline:</b>

<b>Communications</b>		
<b>Kirsten Klinghammer &amp; Regina Miller</b>		
<b>Discussion:</b>		
<b>The Website has been kept updated. There is nothing new to report.</b>		
<b>Conclusions:</b>		
<b>Vote: None</b>		
<b>Action items:</b>	<b>Person responsible:</b>	<b>Deadline:</b>

<b>Old Business</b>		
<b>Anyone</b>		
<b>Discussion:</b>		
<b>Sean McDermott reported that the sale of old camera survey equipment amounted to \$420.22. He said that many of the items were obsolete or did not attract buyers.</b>		
<b>Conclusions: The money has been forwarded to the Treasurer</b>		
<b>Vote: None</b>		
<b>Action items:</b>	<b>Person responsible:</b>	<b>Deadline:</b>

<b>New Business</b>		
<b>Anyone</b>		
<b>Discussion</b>		
 <b>Thursday, May 18, 2006</b>		
<b>Proposed GSRLA Association Rule re: Driveway Culverts</b>		
<b>New Construction in Green Springs Ranch:</b>		
<p>All new construction in Green Springs Ranch must include a 12" culvert(s) under the driveway(s) where any driveway meets existing Green Springs Ranch roadways. The culvert(s) must be depicted on the construction plans when submitted to the Green Springs Ranch Architectural Control Committee (ACC) for approval. In the event a landowner feels a culvert(s) is/are unnecessary, the landowner must request a variance from the ACC. The ACC will consider the request for a variance and, if necessary, seek the opinion of a licensed road contractor if a disagreement exists as to the need for a culvert. If the Architectural Control Committee determines that a culvert is required and the landowner refuses to install a driveway culvert(s) as directed by the ACC, the Green Springs Ranch Landowners Association (GSRLA) will install any required culvert(s). The cost of installation of any culvert by GSRLA will be imposed on the landowner as a Special Individual Assessment pursuant to Article IV Section 4(ii) of the Green Springs Ranch Covenants, Conditions and Restrictions (Second Restated Declaration).</p>		
<b>Existing Residences in Green Springs Ranch:</b>		
<p>Pursuant to Article VI Section 1 of the Green Springs Ranch Covenant, Conditions and Restrictions all landowners are responsible for the maintenance and repair of their existing driveway culverts. If a landowner fails to maintain any existing driveway culvert in working order or if it is determined by the GSRLA Board of Directors that a landowner needs to install a driveway culvert, the GSRLA Board shall provide written notification to the landowner to make the necessary repairs or take the necessary action pursuant to the notice. If the landowner refuses to take corrective action within 15 days of the notice of non-compliance and request for corrective action, the GSRLA Board will take the following action:</p>		
<ol style="list-style-type: none"> <li>1. GSRLA will install all necessary culverts and or repair any inoperable culverts, and repair any road damage occurring as a result of the absence or inoperability of any culvert.</li> <li>2. GSRLA will impose a Special Individual Assessment on the landowner to recover all costs associated with the installation or repair of any inoperable driveway culvert and any resulting road damage, pursuant to Article IV Section 4(ii) of the Green Springs Ranch Covenants, Conditions and Restrictions (Second Restated Declaration).</li> </ol>		
<ul style="list-style-type: none"> <li>· Rule #5 proposed May 18, 2006 by Charlie Frey</li> <li>· Rule #5 approved by the Board May 18, 2006</li> </ul>		
<b>Conclusions:</b>		
<b>There was a motion to approve rule #5 in concept</b>		
<b>Vote:</b>		
<b>In Favor = 5</b>		
<b>Opposed = 0</b>		
<b>Action Items:</b>	<b>Person responsible</b>	<b>Deadline</b>
<b>Secretary to broadcast to The Ranch Members for their consideration</b>	<b>Ron Krekelberg</b>	<b>Prior to next</b>

**Adjourn**

**Anyone**

**Discussion:**

**Motion:**

**There was a motion to adjourn along with a second**

**In Favor = 5**

**Opposed = 0**

**The meeting was ended at 8:30 pm**

**Notes:**

**GOOD JOB CHARLIE ! For keeping the meeting running so smoothly and on time.**