

GREEN SPRINGS RANCH BOARD OF DIRECTORS MEETING

DATE & TIME	July 11, 2012	
LOCATION	Home of Bill Kenney	
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, Mel Kowardy, Betty Peterson.	Absent: Kent Hallmeyer
GUESTS	Sean McDermott, Paul and PJ Johnson, Michael Moser, Sue McClurg, Kirsten Klinghammer*	

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	7:12

SPEAKER REQUESTS	none
Kirsten excused herself to go to a concurrent El Dorado Hills Area Planning Advisory Committee (APAC) meeting in EDH.	

MINUTES	Ron Keil
Discussion: Minutes of the March meeting were sent out by email.	
Conclusion:	
Vote: approved by email 6/25/12	
Action Item(s): none	
Person Responsible: Ron	
Deadline:	

TREASURER'S REPORT	Betty Peterson
Discussion: We have one resident in a pay plan, 4 liens have been filed, one is not responding.	
Conclusion: We will file a claim in small claims court. Bills are current and bank account is balanced.	
Vote: Report is approved as presented.	

Action Item(s): Serve one account and take to small claims court.
Person Responsible: Betty
Deadline: report next meeting.

LONG RANGE PLANNING	No report
Discussion: Kent is absent. He had asked if we had a copy of the AT&T contract for road agreement.	
Conclusion: Bob passed out copies of contract to board members.	
Action Item(s): We will deliver a copy to Kent.	
Vote: not needed.	
Person Responsible: Ron	
Deadline: Report next meeting.	

BORDERS #1	Kent Hallmeyer
Discussion: Verizon has offered us \$18,000 for a road agreement similar to AT&T, but they want a CC&R change before they will agree. Kent is to follow up with them.	
Conclusion: We will give Kent a copy of the AT&T contract.	
Action Item(s): We will have our lawyer, Craig Sandberg, look at a proposed CC&R change, which will have to go to the GSRLA members for a vote.	
Vote: not at this time.	
Person Responsible: Kent will follow up	
Deadline: ongoing and report next meeting.	

BORDERS #2	Ron Keil
Discussion: We have received many letters from concerned residents re: proposed Dixon Ranch Development and Proposed Equestrian Center.	
Conclusion: We sent the county planning commission a letter of concern re: Dixon Ranch. Ron said he would not author a similar letter re: Equestrian Center. Many individuals have sent letters of concern and many of us attended public meeting on Dixon Ranch on June 27.	
Action Item(s): waiting	
Vote: none needed at this time.	
Person Responsible:	
Deadline: report next meeting.	

CC&R'S	Bill Bevier
Discussion: no report	
Conclusion:	
Action Item(s):	
Vote: not needed	
Person Responsible:	
Deadline: report next meeting	

ARCHITECTURAL REVIEW	Bill Bevier
Discussion: none	
Conclusion: No impact on the ranch	

Action Item(s): none
Vote: none
Person Responsible: Bill
Deadline: none

FIRE SAFETY #1	Kirsten Klinghammer
Discussion: Tree trimming was postponed this spring because it was not budgeted this year. New residents on 2160 Marden cleaned up their lot after a letter from PJ Johnson to the board prompted a letter to them. They had not even moved in yet, and the yard is clean now.	
Conclusion:	
Vote: none needed	
Action Item(s):	
Person Responsible:	
Deadline: on-going	

FIRE SAFETY #2	Kirsten Klinghammer
Discussion: We need to talk with Kent regarding last year's tree trimming. Some members feel that it wasn't adequately finished last year. Bob will send out a letter to residents who did not trim their own lots and ask them to pay for additional work. Bob needs to see bill from tree trimmer company to determine just what work was done to which lots.	
Conclusion: There is a question of who approved payment before the job was finished.	
Vote: moved/seconded/passed to have Bob bill those residents.	
Action Item(s): We will send a bill to affected residents	
Person Responsible: Bob Hendrix	
Deadline: report next meeting	

ROADS	Blake
Discussion: Ron sent a letter to Supervisor Knight for an update on left turn lanes on Green Valley Rd.	
Conclusion: Still no update from board of supervisors.	
Vote: none needed	
Action Item(s): none	
Person Responsible:	
Deadline: on-going	

SECURITY GATE	Mel Kowardy
Discussion: Only the green box and power panel need keys to Turn power off. Sean distributed 1 key to each board member for use if needed. Mel and Blake will follow up on the need to grease the gate bearings	
Conclusion:	
Vote: none needed	
Action Item(s): done.	
Person Responsible:	
Deadline: report next meeting.	

COMMUNICATIONS	Ron Keil
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Discussion: update contact list
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: not needed
Person Responsible: Ron
Deadline: report next meeting.

NOMINATING	Ron
Discussion: Bob, Ron, Betty and Bill Bevier and Kent have indicated we will not serve on the GSRLA board next year.	
Conclusion: we need a non-board resident to help on the nominating committee.	
Action Item(s): Kent and Ron have agreed to serve on the nominating committee. Notify residents.	
Vote: not needed	
Person Responsible: Ron to send out a letter to GSRLA	
Deadline: ASAP	

OLD BUSINESS	
Discussion: Question of whether reflector sign were ever put up at the culverts around the ranch. Who has them? Were they budgeted?	
Conclusion: Blake didn't install them.	
Action Item(s): Blake will follow up with Bob and Kent and Sean.	
Vote: none needed	
Person Responsible:	
Deadline:	

NEW BUSINESS	Kirsten – EDAC meeting
Discussion: *8 PM, Kirsten returned from the meeting and reported that El Dorado Hills Area Planning Advisory Committee (APAC) has no website. Comment period for Dixon Ranch ended July 5 and changes have been submitted to the development.	
Conclusion: She will post information and links on our website regarding both Dixon Ranch proposal and Springs Equestrian Center proposal	
Action Item(s): post to GSRLA.com	
Vote: moved/seconded/passed to post information.	
Person Responsible: webmaster Kirsten	
Deadline: ASAP	

ADJOURNMENT	8:30 PM
Discussion: none	
Next Meeting: Betty Peterson's house Sep 12, 2012.	
Vote: unanimous	
Time: 8:29 PM	