

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

**Place:**  
Home of Greg & Charlene Magda  
2031 Deer Valley Rd. Rescue, CA 95672

**Time & Date:**  
July 20, 2006  
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**

<b>Call to Order</b>	<b>Wayne Ordos</b>
<b>Introductions</b>	<b>Wayne Ordos</b>
<b>Speaker Requests</b>	<b>Wayne Ordos</b>
<b>Minutes</b>	<b>Ron Krekelberg</b>
<b>Treasurers Report</b>	<b>Nick Crane</b>
<b>Borders</b>	<b>Bill Annis &amp; Charlie Frey</b>
<b>Long Range Planning</b>	<b>Bill Annis</b>

**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:  
Home of Greg & Charlene Magda  
2031 Deer Valley Rd. Rescue, CA 95672**

**Minutes**

**Time & Date:  
July 20, 2006  
7:00 PM**

**Meeting called by:  
Wayne Ordos**

**Type of Meeting:  
Scheduled Board  
Meeting**

**Facilitator:  
Wayne Ordos**

**Note taker:  
Ron Krekelberg**

**Attendees:**  
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**Board Members:**

**Wayne Ordos, Ron Krekelberg, Nick Crane, Tom Bolinger and Greg Magda**

**Absent:**

**Sandy Alexander, Mark Smith, and Charlie Frey**

**Committee Chairs:**

**Kirsten Klinghammer**

**Committee Members:**

**Sean McDermott, Bob & Diane Rufenact & Gary Forni,**

**Guests:**

**Lovely Host Charlene Magda, Rita Moeller, Ron & Cathy Keil**

**Call to Order**

**Wayne Ordos**

**7:06 PM**

**Discussion & Introductions:**

**President's report to Board for 7/20/06 meeting**

Phase I of the Road Safety Project is complete. The ranch now has very attractive and visible new road sign standards and reflective roadway signs. Also included in this phase were the placement of new speed limit and cautionary signs on each of the roads in our roadway system. We ran short of one speed limit sign and a few "slow" signs, which have been ordered and will be installed as soon as they arrive.

The original projected budget for this improvement was approximately \$12,000, but with generous donations of cash and volunteer labor we were able to complete the work for approximately \$8,000. This expenditure fit well within our budget and was made without any assessment of our membership.

Honorable mention is due the following individuals who were instrumental in making this project happen: Mark Smith, Ed Golden, Bud Bennett, Rueben Jessop, Nick Crane, Bill Annis, Ken Hallmeyer and Cory and Karen Lindquist. Many thanks for your efforts on behalf of the ranch.

As soon as we figure out how to disassemble the old signs, Sean McDermott has agreed to help conduct a GSRLA member only auction of the signs to help raise additional money to defer costs of the project. We will keep you posted on this.

The EID project has stalled for several reasons. I hope to get this back on track so we can hold some membership meetings and ultimately get this issue to a vote of the membership. Please stand by.

Wayne Ordos  
President

**Action  
items:**

**Person  
responsible:**

**Deadline:**

**Speaker Requests**

**Wayne Ordos**

**Introduce Speakers:**

**Rita Moeller; Cathy & Ron Keil**

**Discussion & Conclusions :**

- Audibility of the speaker system at the gate was questioned.
- Various questions regarding the establishment of a Community Assesment District for the water project were raised.

<b>Action items:</b> <u>AUDIBILITY</u> One of the Board Members will question Bill Ladley[gate contractor] About this. <u>ASSEMENT DISTRICT</u> Wayne Ordos, Greg Magda & Tom Bolinger are in pursuit of answers to these questions as we speak.	<b>Person responsible:</b> Ron Krekelberg, or Charlie Frey will be contacting Bill Ladley	<b>Deadline:</b> By the next Board Meeting or sooner.
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**Minutes Ron Krekelberg**

**Discussion**

The May 18<sup>th</sup> Board Meeting Minutes were sent to the Board Members via email and were previously edited prior to this meeting.

**Conclusions:**

There was a motion to approve the minutes

**Vote:**

Unanimous In Favor

<b>Action items:</b> None required	<b>Person responsible:</b>	<b>Deadline:</b>
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**Treasurers Nick Crane**  
**Report**

**Discussion:**

Nick reported that there has been little change in the financial condition of the Green Springs Ranch since the last Board Meeting. There have been a few minor expenditures all within budget.

**Conclusions:**

The Board of Directors was satisfied with Nicks' Report.

**Vote:** None

<b>Action items:</b> None required	<b>Person responsible:</b>	<b>Deadline:</b>
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**Borders Bill Annis & Charlie Frey**



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**Conclusions:**

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**Vote:** None

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**Action items:**

None required

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**Person responsible:**

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**Deadline:**

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**Long Range Planning      Bill Annis****Discussion:****LONG RANGE PLANNING COMMITTEE**

July 17, 2006

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. As reported at the last meeting, El Dorado County DOT has furnished Charlie with copies of the drawings for this project. Within the past week I have talked with personnel at both the Planning Department and DOT in an effort to get specific dates for this project without success. The Planning Dept. stated that it is now in the hands of DOT. DOT said that the best they can do at this time, is that the work will begin either this fall or next spring with a completion date not later than October, 2007. I will maintain contact with DOT on this issue.

On July 10<sup>th</sup>, I talked with the County Planner assigned to the Springs Equestrian Center to learn the status of that development. I was told that several actions and reports are still in progress which will not be completed for three or four months, at best. The planner stated that public hearings will be held by both the Planning Dept. and the County Board of Supervisors before final approval of this project. It may be that only the people who own property directly on the border with the Springs property will receive notification of the hearings, so once again I am requesting that Mark Smith notify us if he receives such notice, so that we can attend.

Chair – Bill Annis

Members – Charlie Frey, Nick Crane and Tom Bolinger

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**Conclusions:**

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**Vote:** None**Action items:****Person responsible:****Deadline:**

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**Architectural & CCR      Charlie Frey Tom Bolinger****Discussion:****Architectural Review Report 7/18/07**

T-Mobile and Nextel are 95% completed in installing a cell tower on “Carl Greenhaugh’s Property”. They will be contacting John Peterson to install a driveway apron where the easement meets the road on East Green Springs Court. Tom Bolinger

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**Conclusions:**

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**Vote:** None**Action items:****Persons responsible:****Deadline:**

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**Roads****Charlie Frey & Mark Smith****Discussion:****July 13, 2006**

Dear Board and Road Committee Members,

The Road Committee completed its survey of our 6.2 miles of roads in May 2006. Keeping in mind that until we know if EID water is coming to the Ranch we have been advised by the 5 Road Contractors that examined our roads last fall that extensive repairs would be a waste of our financial resources Therefore, the Road Committee identified the most needed repairs and sent a request for bids to 6 road contractors. The road contractors were provided the square feet to be repaired and what type of repair was required street by street through out the ranch. As a result of the hard work of the Road Committee each contractor was asked to bid on exactly the same work criteria using state specifications of how the work was to be accomplished.

Of the 6 bids sent we received bids from two road contractors. In the bids received their bids reported the same square feet footage of repairs for each type of repair, The proposed repairs were as follows:

AC skin patch	523 square feet
5” AC Dig out repair	260 square feet
Double chip/mat	10,500 square feet

Contractors bid:

Delta Construction  
Reliable Paving

\$32,476.00  
\$24,450.00

The bids were reviewed by Mark Smith, Charlie Frey and Wayne Ordos to be sure each covered the same quantity of work and met state specifications of work

Mark Smith and I are recommending The Board accept the Reliable paving Bid.

We are also recommending that Delta Construction be paid \$750. This fee to cover the education received by the Road Committee from Skip Brown of Delta Construction. Skip made 4 trips to the ranch to meet with members of the Road committee. Additionally, Skip Brown supplied materials for marking our roads. It is no exaggeration to say without his assistance we would not have had the knowledge or wherewithal to identify, classify and mark the necessary road repairs and structure an informed and appropriate bid request.

This report constitutes the report of the Road Committee for the July 20 2006 Board meeting.

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

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**Conclusions:**

There was a motion and a second to contract with Reliable Paving to do the work and to pay Delta Construction

\$ 750.00 for the services that they provided in helping to secure other bids.

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**Vote: Unanimous in Favor**

<b>Action items:</b>	<b>Person responsible: Charlie and Mark</b>	<b>Deadline: ASAP</b>
Contract with John Pederson Reliable Paving		

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**Water** **Greg Magda**

**Discussion:**

Greg reported that he had been attending meetings with Wayne & Tom to learn more about setting up an Assesment District. He said that we still have a long way to go to determin the cost and the method of application of that cost.

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**Conclusions:**

**Vote:** None

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<b>Action items:</b>	<b>Person responsible:</b>	<b>Deadline:</b>
Continue to follow up	Wayne, Greg, Tom	

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

**Discussion:**

Charlie was absent due to the celebration of his and Janes 49<sup>th</sup> Honemooon. Wayne reported that 2 future electrical lines had been installed crossing the entrance at the Gate. One of the lines is low volatage to accommodate an additional pole mounted camera so that we have better visability of a license plate when a car enters the Ranch. Head lights were blinding the license plate before. The other high voltage line is for a future sign ballard to be constructed at the intersection of Deer Valley Road. and Green Valley Road.

**Conclusions:**

Q) When will the sign ballard be installed? A) After the intersection is widend by The Silver Springs Equestrian Center. According to the County Planning Departmentt his is supposed to happen by October, 2007.

**Vote:** None

**Action items:**

**Person responsible:**

**Deadline:**

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

**Discussion:**

**No Report**

**Conclusions:**

**Vote:**

**Action items:**

**Person responsible:**

**Deadline:**

**Old Business**                      **Anyone**

**Discussion:**

**WEED CONTROL REPORT**

July 18, 2006

Just one item to report.

Greg Scott *did* spray for weeds, however, not on Saturday, 7/1 but on Saturday, 7/8.

He said he will come by this weekend to see how the goatheads are doing.

His invoice is on it's way.

Sandy Alexander

**Conclusions:**

**Vote:** None

**Action items:**

**Person**

**Deadline:**

responsible:

**New Business**                      **Anyone**

**Discussion:**

**LETTER TO TOM & LOLA DURBROW**

Wayne explained that there was a violation of the CCR's regarding the cutting down of trees on the Durbrow property. He said that he had the fire department come out to asses the situation which led to Wayne writing a letter to Tom & Lola stating that they were in vioalntion of the CCR's.

**Conclusions:**

After reviewing the draft of the letter a motion was made and seconded to send the letter to the Durbrows.

**Vote:** Unanimous

**Action Items:**

Email letter

**Person  
responsible**

Ron  
Krekelberg

**Deadline**

ASAP

**New Business**                      **Anyone**

**Discussion:**

Send letter to change the Gate Code.

**Conclusions:**

Motioned and seconded to send letter changing the gate code to become effective October 1, 2006.

**Vote:** Unanimous

**New Business**                      **Anyone**

**Discussion:**

A Member only auction to dispose of the old road signs was introduced by Sean McDermott. The revenue would be used to offset the costs of the Enhancement/Safety Project now under way.

**Conclusions:**

Motioned and seconded to proceed with the auction.

**Vote:** Unanimous

**Adjourn**                              **Anyone**

**Discussion:**

Adjourn 8:30 PM

**Notes:**

Good Job Wayne

