

**Green Springs Ranch Landowners Board Meeting November 8, 2021, Notes**

Pleasant Valley Middle School Library

Attendees:

Susan Parker, President

Nick Crane, Vice President

Diane Barclay, Secretary

Jeff Tewksbury, Treasurer

Bill Bevier, Board Member at Large

Nate Heninger, Board Member at Large

Greg Hartnett, Board Member at Large

Ray and Betty Petersen

Sue McClurg

Sandra Molitor

Sandy Alexander and Kent Hallmeyer

Ron and Cathy Keil

Ali Bailey

Floyd and Sherry Smith

Kirsten Klinghammer and Sean McDermott

Richard Salmeri

Charlie Sohm

Cindy Promes

Matt Pidwerbecki

Rita Moeller

Tom O'Neill

Meeting called to order at 7:06 pm by President Susan Parker. A quorum was present.

Guest Speakers, Kevin Loewen, Teri Gotro and Mark Hornstra, El Dorado Hills Community Services District

Teri said that CSD negotiated Comcast service in Highland Hills, which took a year. Construction has not started yet. CSD will offer our opportunity to AT&T as well as Comcast but they have more leverage with Comcast because they have contract with Comcast. Need information on how many households intend

to subscribe, including addresses and emails, to take to Comcast. CSD needs to push a little harder now. Comcast will provide service to every parcel, and we don't have to subscribe. Comcast is modeling schedule and return on investment. CSD needs from HOA the ok to cut into our roads. No cost to us to put it in. Need formal approval from HOA Board on letterhead.

Kirsten asked if trenches are sized for water. Kevin would love to see that happen. EID would want to figure out their capital return too. Comcast may go for telephone poles. The trench is only 6-8 inches deep. We will find out if the cost of bringing the fiber optic line to the house is paid by Comcast. Cost estimated to be \$100-150/monthly for top internet speed and basic cable tv.

Bass Lake Park has an EVA access planned so that park and neighborhood can have an emergency exit. They are at the end of environmental report. County wants more traffic info. CSD should have this back to county this month. Has to go through CEQA process. A couple years away. May be able to work out an EVA now before the park is built. Can we go in as an HOA and make an EVA from Carl or Howard? Kevin will look into this and get back to Susan. The Fire Marshal approved an exit at Carl because it was not private land.

CSD did not choose Pioneer over PG&E for electric service because there were too many unknowns. There was an exit fee also. Pioneer could not guarantee lower rates. Pioneer has another layer of public entity which could also be problematic. IF it is great, we can always join later. There would be a fee to join back to PG&E. Pioneer stated that their energy was from more sustainable sources but those may come at a premium.

Treasurer's Report - Jeff Tewksbury

All 2021 HOA fees paid. We have 23 gate controllers that Ray Petersen has. We sell at cost, approximately \$30.

\$4,993 in checking. The Ranch has \$273K in savings. \$250K of this is in the reserve account for roads. This is a placeholder for road repair in the future and not intended to be for improvements. Looking at 2023 to do road repairs. The other \$23K is in reserve for gate and other expenses.

We will do an annual assessment mainly for the roads. With 107 landowners paying, the assessment will be \$625. This will bring in \$66,875. Total revenue \$66,900 with interest. Next year's budget includes \$50K in road reserve so we will have \$300K in reserve for roads. About \$5K per year in road maintenance is normal for patching. Insurance runs \$3,400. Allocated \$1K for utilities mainly for the gate electricity and surveillance. \$2.2K allocated for security gate maintenance. Ray does most of the labor himself which gives us tremendous savings. Professional services (renting room for meeting, signs, etc.) has \$200 allocated. \$1000 bookmarked for as-needed legal fees.

Jeff made motion to approve budget for next year. Nick seconded. Motion passed unanimously.

President's Report

Susan Parker thanked Sandy and Kent for hosting the Ranch gathering, and Mel Kowardy for his service on the Board. Mel retired from the board at the last meeting.

Susan talked with our attorney, who has had COVID-related staff loss and delays. We still need updated election rules. Status of revised CC&Rs and by-laws has been paused for 2021 because the Governor

signed many bills into legislation that caused changes to the Davis-Stirling Act which impacted by-laws across the state.

#### CC&Rs - Susan Parker

Appreciates everyone keeping properties maintained. CSD comes through to check on several properties that the Board is working with.

#### Security Gate & Cameras Committee - Ray Petersen

Gate was damaged by water and garbage trucks. Trucks were identified by our camera. Gates are working fine.

We had the dome (lens) on the camera struck by a truck. We had to change it out. At the same time, we relocated the camera. It was on the back of the keypad but now it is on a post further back so that we can see the person in the car. Ray relocated the light to the post.

Post between gate and mailboxes is so that drivers will not veer to mailbox too soon and cause the exit gate to open too many times, which wastes electricity. When the roads are redone, we will put a barrier there.

#### Roads - Nate Heninger

Nate will check with three companies to get recommendations and proposals for road repair needed. We will extend the shoulder inside the entry gate and widen the shoulder in a couple other areas. The cost of materials will matter greatly.

Nate looked into electronic sign cost that was \$8,600. Relocatable posts were \$900. DOT will not provide them for our private roads. We will table this idea.

Kirsten asked if culverts under the roads were checked. Nate will include making the roadway drainages more defined as they were initially. Each homeowner should take care of the ditches in front of their own properties to help road maintenance. If homeowners cannot do this they should let the Board know.

The last time the roads were chip sealed, lots of sand was placed on the roads and this filled culverts. Homeowners will be asked if they want to replace culverts while road crews are onsite.

#### Trees and Fire Safety - Nick Crane and Bill Bevier

Trees should be trimmed during the winter season after the first freeze when they are dormant. The fire that we had a couple months ago opened everyone's eyes to what could happen. CSD will be checking for fire safety compliance. The fire did not spread because the property was well-maintained.

Sean McDermott mentioned that we should look into maintaining the canopy for fire protection. Fires can run through the treetops. Bill and Nick will consider this as they try to reduce the flammability of the Ranch. We need to put some breaks in the canopy.

After the house fire, the Fire Department drove through the ranch and contacted Susan about violations. The "good neighbor" spacing of 100 feet between structures is enforceable and notices will be sent to homeowners in violation.

Impact of Rescue Fire Protection District joining with El Dorado Hills Fire Department will be a benefit for us because we will be affiliated with a professional Fire Department. Also there will be no jurisdiction issues for response.

Nate is collecting phone numbers and emails for the emergency response system we are starting. Contract has not been started so we aren't paying but it is in the works.

Architectural Review - Nate Heninger

No plans submitted.

Borders - Greg Hartnett

Nothing to report. Greg will try to find out what the new owner proposes to do with the equestrian property by our entrance.

Nate said that there was a crew tagging trees on the Dixon Ranch property.

The county is redrawing district lines and one of the proposals cuts our Ranch in half.

New Business

Kirsten would like to bring up EID water. Having fire hydrants would be great because the fire trucks used the fire hydrant at Dormitory. Several people have had their wells go dry within the last couple months.

Open Forum – No comments

Board Discussion - None

Meeting Adjourned at 8:56 pm