

GSRLA

MINUTES

DATE & TIME	November 8, 2017; 7:00 pm
LOCATION	Pleasant Grove Middle School Library
TYPE OF MEETING	Annual General Landowner’s Meeting
FACILITATOR	Blake Bethards
NOTE TAKER	Ali Bailey
BOARD MEMBERS	Mel Kowardy, Bill Kenney, Michael Ladeaux, Brian Neil, Cal Reynolds
GUESTS	Kevin Loewen & Tauni Fessler – EDHCSD; Chris Bethards, Rick Slameri, Sue McClurg, Fred & Sandra Molitor, Ray & Petty Peterson, Mark Kleinhans, Tom Bolinger, Garth & Estee Horn, Mark Schoppman, Sean McDermott, Kirsten Klinghammer, Kent Hallmeyer, Sandy Alexander, Cindy Promes, Jeremiah Bailey, Jeff Tewksbury, Angela Urbano, David Hilton, Laurie Crane, Rhea Kowardy, Pam & John Millard, Ron & Cathy Keil
<p>Additional Information</p> <p>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]</p>	

AGENDA TOPICS

CALL TO ORDER 7:02 PM

BLAKE BETHARDS

DISCUSSION	<p>Old Business: Last year we discussed forming a Neighborhood Watch. There was interest, but no person that wanted to take the lead. If there is any interest, we can pursue.</p> <p>Guest Speaker: Kevin Loewen & Tauni Fessler from EDH CSD reviewed agreement that GSRLA has with CSD. Board voted earlier this year to have CSD enforce our CCRs. There is a Citizen Advisory Committee that is made up of representatives from the different villages and ranches. System seems to be working well.</p>
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TREASURER’S REPORT

BRIAN NEIL

DISCUSSION	<p>This year our accounts were moved to Chase Bank from El Dorado Savings. Our Budget is looking good for the coming year. There is only 1 delinquent property in the Ranch, and it is in the process of being purchased so it could possibly be resolved by next year. For information, the gate repair cost over \$8000, but we only were responsible for our insurance deductible of \$2500.</p>
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GATE

MEL KOWARDY

DISCUSSION	<p>Gates and cameras are back in service. Camera system is greatly updated with very clear pictures, including license plate recognition. System is monitored by an outside person who makes sure the cameras are always up and running. The gate maintenance is still taken care of by GSRLA. Ray Peterson volunteered to be part of the Gate maintenance team (check battery monthly, grease hinges, check belt, etc.) Bill K. has had shear bolts made and will install so that if there is another incident, the shear bolts will fail first before the gate sustains too much damage.</p>
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CC&RS**BLAKE BETHARDS**

DISCUSSION	Some info covered at beginning of the meeting by EDHCSD representatives. At the beginning of the year, 5 properties were turned over to EDHCSD. All cases have been closed, except for 1. CCR Enforcement through CSD is working well.
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BORDERS**MARK HARTMANN - ABSENT**

DISCUSSION	'Generations at Green Valley' (formerly Dixon Ranch): went before ED County Board of Supervisors on October 24 th for a preliminary review. There was no vote by the board, it was for the developer to get feedback and information from the Board. Developer will decide whether to pursue project. No information as of yet. GSRLA property owners are encouraged to contact our District 1 Supervisor, John Hidahl, to voice your opinion and/or concerns regarding the project. Email: bosone@edcgov.us and phone number: (530) 621-5650. Springs Equestrian Center: no new information on the project. Was taken off the BOS calendar.
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ROADS**BILL KENNEY**

DISCUSSION	Weeds sprayed earlier this year by Scott & Sons, still the cheapest after Bill checked other companies. Road damage on Howard from the heavy rains was fixed by CPM. Hole on Ethel Drive patched with cement. Damage on Jane Drive is being worked out between Veerkamp and the property owner. It will be fixed.
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ARCHITECTURAL REVIEW**CAL REYNOLDS**

DISCUSSION	About 6 submittals this year. Most were for solar. As a reminder, if you are planning on doing something permanent to your property, please submit an Architectural Review form (available on our website – GSRLA.ORG). There is no charge for Arch Review. Feedback from meeting attendees: there could be extra fees associated with ground mount vs. house mount solar. One homeowner encountered extra fees from county when doing ground mount.
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TREE & FIRE SAFETY**MICHAEL LADEAUX**

DISCUSSION	Preliminary letters were sent out to properties with tree issues. Reminder that trees need to be trimmed 6 ft from road and 14 feet above. Weedeating needs to be done 30 feet from structures. There is a possibility for grant money to be available from the ED County Fire Safe Council. They work with the CCC to get properties cleared. There is a free chipping program available through Fire Council. Information is on our website under "Fire Safety". Safety suggestion for Ranch residents: some homes don't have a visible street address that is easily seen from the street. Make is easier to be found by emergency services, etc.
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NEW BUSINESS**BOARD**

DISCUSSION	<i>The Bus Barn</i> : hasn't been used in at least 15 years since bus does not enter Ranch anymore. Sean McDermott will take it, if no other interest. <i>Welcome Packet</i> : Mike and Ali worked to put together welcome packet for new residents. Contains pertinent information that will be helpful to new residents. Will also put on website and Facebook group (will black out gate code, so it's not public info) <i>Gate Code</i> : will change December 1 st . New gate code will be emailed out to Ranch residents and also sent by mail along with Assessments bills. As a reminder, if you are having a large party, garage sale, etc. you can request the gate be left open. You can also request a short term code for use by contractors. <i>2018 Board Elections</i> : If you are interested in running for the 2018 Board, please submit a short bio to our email at gslra2000@yahoo.com Ballots will be going out with yearly Assessments at the end of November.
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MEETING ADJOURNED 8:37 pm