Green Springs Ranch Landowners Association Board of Directors Meeting

1/20/2005
7:00 PM
Home of Bud and Virginia Bennett

AGENDA

Meeting called by:	President Gary Forni	Type of meeting:	Green Springs Ranch Regular Board of Directors Meeting
Facilitator:	Gary Forni	Note taker:	Sean McDermott

Attendees: All Board Members, Committee Chairs and Guests

Agenda

Call to Order	Gary
Introductions	Gary
Speaker Requests	Gary
Minutes	Sean
Treasurers Report	Bud
Ballot Results	Sean
Install New Board Members	Gary
Election of Officers	Gary
Election of Committee Chairs	Gary
Release 04 Officers and Board	Gary

COMMITTEE REPORTS

Long Range Planning	Bill Annis
Architectural & CCR	Steve
Roads	Ken
Security Gate	Gary
Water Supply	Steve
EDHCSD	Wayne

CCR's	Charlie
Website	Kirsten
Old Business	All
New Business	All
Next Meeting	All
Meeting Schedule	All
Adjournment	

Additional Information

Observers:	Announced Prior to the meeting: Jane Frey
Special notes:	This meeting will be the first regular meeting of The Green Springs Ranch Landowners Association Board of Directors for the year 2005. The primary purpose of this meeting will be to install the New Board Members and Directors; and to appoint Committee Chairs. Other business and reports will follow.

Green Springs Ranch Landowners Association Board of Directors Meeting

1/20/2005
7:00 PM
Home of Bud and Virginia Bennett

MINUTES

Meeting called by:	President Gary Forni	Type of meeting:	Regular and first scheduled meeting of the GSRLA Board of Directors
Facilitator:	Gary Forni	Note taker:	Sean McDermott & Ron Krekelberg

Attendees:	New Board: Gary Forni, Wayne Ordos, Sandy Alexander, Charlie Frey, Nick Crane, Tom Bolinger, Ron Krekelberg. Absent: Steve Houston Retiring Directors: Bud Bennett, Sean McDermott. Absent: Ken Miller

Committee Chairs: Bill Annis [Long Range Planning]

Agenda

Call to Order 7:08 pm **Gary**

Discussion: References to Agenda

Welcomed guests: Jane Frey, Kent Hallmeyer

Bob Hendricks attended later in the meeting

Conclusions:

Action items: NONE	Person responsible: NA	Deadline: NA

Introductions **Gary**

Discussion: Self introductions were made prior to the start of the meeting

Speaker Requests **Gary**

Discussion: No requests to speak were received prior to the meeting.

Conclusions:

Action items: Although participation by Members is welcomed and appreciated by the Board, it is imperative that these meetings be kept on schedule. Therfore, The Secretary has been asked to research the Bylaws and CCR's in order to recommend a procedure and time table for Guest Presentations.	Person responsible: Ron Krekelberg	Deadline: By next Board meeting

Minutes **Sean**

Discussion: Secretary, Sean McDermott distributed copies of the previous meeting. This was the Annual General Membership Meeting held at the Fire Station in El Dorado Hills on November 10, 2004. The minutes were read and there was some

general discussion and questions.

Conclusions: The minutes of the General Membership Meeting will stand as read with minor modifications to clarify meaning.

Action items: With minor changes for clarification, there was a motion to accept the minutes as read. Motion: Sandy Second: Wayne Vote: favor = 7 oppose = 0	Person responsible: Ron Krekelberg for filing	Deadline: Now

Treasurers Report **Bud**

Discussion: Bud distributed and read the report. There was discussion about ownership of the roads. If the roads are owned by the Association, should they be listed as an asset on the balance sheet? Bud pointed out that the Association was solvent.

Conclusions: Wayne explained that his research indicated ownership was by each property owner for that section of road fronting their property to the centerline of the road. Rights of passage are granted to all persons having any ownership or business interests, including safety, and as allowed by the rules of the Ranch. A gray area for consideration is that, although immunity to personal liability is assumed, since anyone can sue anybody for anything these days, there is no guarantee that immunity from liability will prevail.

Action items: There was a motion to accept the Treasurer's Report Motion Ron Second Wayne Vote favor 7 oppose 0	Persons responsible: Nick Crane & Ron Krekelberg for filing	Deadline: Now

Ballot Results **Sean**

Discussion: Sean gave the report and cautioned the New Board to follow procedures and timeline notifications as prescribed by the Bylaws of The Ranch the next time there is an election. The election process went well and according to the rules even

though there were some procedural questions at the onset.

Conclusions: 57 votes were cast for 8 seats. Each voter was required to vote for at least 8 seats. From 11 candidates, the 8 getting the highest number of votes was elected to The Board. The winners were: Gary Forni, Charlie Frey, Sandy Alexander, Nick Crane, Tom Bolinger, Steve Houston, Wayne Ordos and Ron Krekelberg.

Retiring Directors: Bud Bennett, Sean McDermott and Ken Miller

Action items:	Persons responsible:	Deadline:
Action items: A motion was made to accept the new Board of Directors for the Green Springs Ranch Landowner's Association. Motion: Ron Second: Gary Vote: favor = 7 oppose = 0	NA	NA

Install New Board Members Gary

Discussion: Gary welcomed the New Board

Conclusions:

Action items:	Person responsible:	Deadline:
Action items: A motion was made to accept the New Board Motion Gary Second Charlie Vote Favor = 7 Oppose = 0	NA	NA

Election of Officers Gary

Discussion: Gary stated that the President's Chair would be open saying that it is a good time to change the guard and that he may be doing some frequent traveling in the near future. He then called for nominations for the following Officer Posititions: President, Vice President, Treasurer and Secretary. Nominations were for the following:

Wayne Ordos for President, Steve Houston for Vice President, Nick Crane for Treasurer and Ron Krekelberg for Secretary.

Charlie Frey, on behalf of the Board, presented Gary with a bottle of fine wine as a token of appreciation for his fine leadership of the Green Springs Ranch Board of Directors and the Membership.

Conclusions: Although individual nominations were made for the candidates, for the sake of brevity, I as Secretary have chosen to present the results in Slate Form for the record.

Action items: Motion to accept The Slate of Executive Directors Motion: Gary Second: Wayne Vote: favor = 7 oppose = 0	Person responsible: NA	Deadline: NA
Please note that there were more than one motion and one second for each person on the Slate.		

Election of Committee Chairs Gary

Discussion: There was some discussion about the structure of Committees. Should they have limitations on numbers of Memebers and should The Chairs be filled by way of Board accepted volunteers or by Presidential Appointment? Gary submitted that in the past it had been informal and subject to the approval of the Board. Ron said that according to his recollection of the Bylaws, election of Committee Chairpersons could either be done informally with the approval of the Board as it has been done before, or that it could be done by appointment by the President with the approval of the Board? He also recommended that one or the other method be practiced rather than combining the two. For clarity, Ron will research the rules again and report his findings to Wayne.

Conclusions: Bob Hendricks volunteerded to serve as Chairperson for the Road Committee and Nick Crane seconded the nomination. Charlie Frey nominated Sandy Alexander for the position and Nick withdrew his second for Bob Hendricks. All chairs, except for The Road Committee, will be assumed as noted above until further notification. Ron will provide clarity for future Committee Chair Elections.

Action items: A motion was made to accept Sandy Alexander as Chairperson of the Road Committee.

Motion: Charlie

Second Wayne

Vote: favor = 7 oppose = 0

	Person responsible:	Deadline:
	Ron Krekelberg for providing clarity	NLT next Board meeting

Release 04 Officers and Board **Gary**

Discussion: Gary thanked the retiring Officers and Directors for their past work applied to maintaing the lifestyle and quality of the Green Springs Ranch. He also wished them Good Health and Good Luck in their future.

Conclusions: The retiring Board Members were kind in offering some of their time and materials for an easy transition.

Action items: None required	Person responsible:	Deadline:
	NA	NA

COMMITTEE REPORTS

The following Committee Reports will include "Actions Required" described in previous meetings, and current business.

Long Range Planning **Bill Annis**

Discussion: Bill reported that we are currently tracking 4 projects that are in the area of influence of The Green Springs Ranch and they are: Serrano, The Springs Equestrian Center, Silver Springs and Bass Lake Park. There is no activity directly effecting GSR at this time. The Springs is still going through the permit process with the County and the draft EIR for Bass Lake Park is still in review. There were questions regarding turn lanes on Green Valley Road at the entrance to The Ranch. Bill reminded the Board that a 1998 condition of approval of The Springs Development required the developer to construct right and left turn lanes on Green Valley Road at our entrance. The Silver Springs Development has new owners and the conditions of approval that were mandated with the previous owners were to

carry forward to the new owner. This statement was affirmed by the Supervisors at a Public Hearing held April 30, 2002. Bill will provide pertinent documents to Wayne and Tom

Conclusions: The Board recommended continued monitoring of these 4 projects and to act when needed. It was suggested that Tom Bollinger contribute his expertise in the matters of Real Estate.

Action items:	Person responsible:	Deadline:
Long Range Planning and Borders Committees to monitor progress on these developments	Bill and Charlie	Continuous

Architectural & CCR **WAYNE**

Discussion: There are no issues regarding the CCR's at this time.

Conclusions: none

Action items:	Person responsible:	Deadline:
Na	Na	Na

Roads **SEAN**

Discussion: Sean gave the report for Ken Miller who was absent from this meeting. Steve provided a written report which was distributed. All of the required culverts are now installed except one on the Butler property. He has acknowledged the required culvert and is proceeding with getting the task done.Sean has been having problems getting Weed Control people to return calls. Bob Hendricks said that he would find someone. Road resurfacing is still scheduled for 2006 and normal maintenance will continue until then. No damage to the roadways has been reported through january 19, 2005. Ken has provided a CD [including notification letters and contact information] for the new Road Committee Chairperson.

Kirsten mentioned speeding and blind spots at intersections is a problem.

Conclusions: Sandy Alexander will be assuming the position of Chairperson for The Road Committee.

Action items:	Person responsible:	Deadline:
Establish Committee	Sandy	Asap

Security Gate **GARY-CHARLIE**

Discussion: Charlie distributed copies of the financial accounting of he gate project to date. He had to go out to bid again for a firm price as the Originals Contractor's price was no longer good due to the lapse of time caused by government red tape etc. The Original Contractor's price came back to high, so another acceptable price from a new contractor was accpeted. It was discovered during the engineering process for the project that a culvert was needed to stop an undermining condition which had been occuring since the Ranch was established. The culvert should have been installed when the road was first built. The extra cost has been charged to the Roads account with the approval of the Board for this reason. The telephone lines have to be raised to a minimum height of 18 ft. as required by the Department of Transportation and PG& E will be involved in providing electricity for the gate. A concrete pad will be needed for a transformer and this will be provided by the Gate Contractor.

Conclusions: The project is now on track and will procede as weather permits.

Action items:	Person responsible:	Deadline:
Gary & Charlie will monitor the project to completion	Gary and Charlie	Spring 2005

Water Supply **Steve**

Discussion: Kirsten reported for Steve that there has been no activity recently since the Lafco approval for annexation with the El Dorado Community Services District and the El Dorado Irrigation District.

Conclusions: Na

Action items:	Person responsible:	Deadline:

Na	Na	Na

EDHCSD **Wayne**

Discussion: Wayne reported that he is following up on the process of official endorsement and documentation of the annexation. Nothing can be done to provide water to the Ranch until this is accomplished. Mention was made of considering combining the EDHCSD committee with the Water Committee.

Conclusions: Wayne will ask Steve Houston to continue with following up on the annexation process.

Action items:	Person responsible:	Deadline:
Consider combining the 2 committees	Board	Next meeting

CCR's **Charlie**

Discussion: There was discussion of the probability of combining this committee with the Architectual & CCR Committee

Conclusions: This idea was considered feasible and practical.

Action items:	Person responsible:	Deadline:
Continue discussion	Board	Next meeting

Website **Kirsten**

Discussion: Kirsten will be bringing the Web Site up to date now that the new Board of Directors has been established.

Conclusions: none

Action items:	Person responsible:	Deadline:
Bring Web Site up to date	Kirsten	Asap

Old Business **All**

Discussion: Someone is needed to continue the Newsletter. It was suggested that since Regina Miller did such a great job in the past, that she be invited to do it again.

Conclusions: Regina will be asked to continue

Action items:	Person responsible:	Deadline:
Wayne or Gary will contact Regina	Wayne or Gary	Next meeting

New Business **All**

Discussion: None

Conclusions: None

Action items:	Person responsible:	Deadline:
Na	Na	Na

Next Meeting **All**

Discussion: The Board meeting schedule will be posted at the Entry Bulletin Board.

Conclusions: The next meeting will be at the Houston residence 1821 Dormity Road, March 10, 2005.

Action items:	Person responsible:	Deadline:
~~Agenda to be drafted~~	~~Wayne & Ron~~	~~Feb 28~~

Meeting Schedule **All**

Discussion: Agendas will be sent to Board Members by Feb 28th

Conclusions:

Action items:	Person responsible:	Deadline:
Agenda notification	Ron Krekelberg	Feb 28th

Adjournment

Discussion: None

Conclusions: The meeting was adjourned at 10:18 pm

Action items:	Person responsible:	Deadline:
Move to adjourn Motion: Gary Second Wayne Vote: favor = 7 oppose = 0	THE END	