

GSRLA

MINUTES

DATE & TIME	November 11, 2020, 7:00 pm
LOCATION	Online Zoom
TYPE OF MEETING	General Annual Landowners Meeting
FACILITATOR	George Kucera
NOTE TAKER	Ali Bailey
BOARD MEMBERS	Mel Kowardy, Susan Parker, Jeff Tewksbury, Diane Barclay, Bill Bevier, (Nate Heninger – absent)
GUESTS	Supervisor John Hidahl, EDH CSD General Manager Kevin Loewen, EDH CSD Parks & Rec Tauni Fessler
LANDOWNERS	Kirsten Klinghammer, Sean McDermott, William Dias, Sue McClurg, Aileen Tewksbury, Nick Crane, Brian Neil, Ray & Betty Peterson, Sandra & Fred Molitor, Ron Keil, Ben Palmer, Brian & Margot St. Martin, Ed & Debra Morris, Tim Schiro, Jason & Andrea Pengel, Michael Ladeaux, Sara Green, Gary Hunter, Jerry Brager, Andrea

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]

CALL TO ORDER	7: 05 pm
	<ol style="list-style-type: none">1. Moment of Silence in honor of Veteran's Day2. Q & A with Kevin Loewen, General Manager EDH CSD<ul style="list-style-type: none">- What CSD offers to GSR: The only incorporated cities in El Dorado County are Placerville and South Lake Tahoe, the rest is unincorporated but there are certain special districts.- Parks & Recreation is a big plus. The Bass Lake Park (currently in process) with an Emergency Vehicle Access (EVA) planned for the end of Carl Rd. will be a big positive to GSR.- Waste Dept: the CSD manages the contract and negotiates to receive a certain level of service and care.- CCR enforcement: there if GSR wants to utilize it. GSR has control over how involved CSD can be. George K. asked about concerns of merging CCRs or if the CSD can change our CCRs. GSR owns our CCRs exclusively and they cannot be changed by the CSD. CSD has no authority.- We get a 10% discount and priority registration for classes and park reservations.- Cable television / internet: CSD is coordinating with Comcast. There is already a contract with an 800-foot rule. CSD is leveraging that to bring connectivity, within reason, to places like the Ranch and Highland Hills. George K. and Sean M. asked if the burden of installing infrastructure would fall on individual property owners. CSD is hoping to leverage the contract and get Comcast to install at their cost. That is part of the negotiation.

- Diane B. asked about the \$10/year fee that we pay to be part of the CSD. This fee is minimal, has not changed in many years and will not change. It comes out of our property tax. John H. asked about what happens in a detachment. We would still pay the same property tax, but services would come from the county. We will not save money if we get out of the CSD.
3. Q & A with Supervisor John Hidahl, District 1
- Incorporation: John was the chairman of the committee in 2004 when the issue was brought forth. It is not based on zip code but rather, geographical locations. This is through LAFCO (Local Agency Formation Commission) and not tied to zip code. The idea of incorporation is being looked at right now. It seems that CSD is on the verge of funding a consultant to see financial viability. There would need to be an EIR (Environmental Impact Report) and lots of analysis. An estimate on how long an incorporation process would take is anywhere from 2-5 years. The benefits are the broad term "Local Control" such things as law enforcement, road maintenance and developing a land use and zoning plan by the city council made up of people who live in the area vs. the Board of Supervisors made up of people from all over the county. Also the taxes would go to the local town or city instead of the County, so we could address local issues and not issues that do not affect us such as snow in other supervisory districts.
 - Another issue right now is El Dorado County joining Pioneer Energy, a Community Choice Aggregation program (CCA) a purchaser of power supply. CCA provides the power source and it is distributed through PG&E infrastructure. In business for 3 years and have seen a 10% rate reduction. The Board of Supervisors is discussing now and it would possibly be available down the road in January 2022. There would be an opt in/out on an annual basis.
 - Border projects: Dixon Ranch aka Generations still active but nothing has been submitted to the county. The biggest issue would be traffic impacts. They were looking at matching the bordering properties and John suspects there will be something coming.

OLD BUSINESS	GEORGE KUCERA
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1. Zip Code discussion and survey: The issue is closed. Of the 107 lots, the results were: Continue – 25 (23%); Stop – 52 (49%); No Opinion – 1 (1%); No Response- 29 (27%). The board voted unanimously to stop the process.
2. The Board consulted with an attorney regarding a few issues in the Ranch, including the question of the rights and authority of the Board. We spoke to two lawyers and both agreed that a survey and bringing a vote before the Ranch on the zip code issue is clearly within the Board's authority. Another issue is that our By-laws are outdated, and by law they must be updated.
3. ADU discussion: As ADUs become more popular they add additional stress on the Ranch, especially the roads and gate maintenance, which is where the majority of the dues in the Ranch go. The burden of the ADUs is put on other Ranch members. The Board has discussed and thinks that it would be fair for those with an ADU to pay an additional \$300/year. The attorney needs to look at this and advise the Board on next steps.

TREASURER	JEFF TEWKSURY
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1. Balance sheet and Proposed Budget reviewed by Jeff and attached at the end of the minutes.
2. Proposed 2021 Budget – a one-time additional assessment of \$50 to bring the total dues for 2021 ONLY to \$675. This is to increase our funds for Legal issues, such as bringing our By-Laws into compliance.

CCRS	SUSAN PARKER
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1. Not a lot of activity. Sue is working with a few Ranch owners (about 3 properties) on past issues. Sue thanks the Ranch owners for taking pride in their properties and keeping the Ranch looking good.

SECURITY GATE & CAMERAS	MEL KOWARDY & RAY PETERSON
<ol style="list-style-type: none"> 1. The gate and cameras are working well. Ray ran a transaction report on 9/30/20 and it showed about 9000 transactions a month (gates opening and closing). 2. Recent damage was caused by a vehicle hitting the kiosk. The person is unknown, but we have their license plate number. We can have the police track person down since damage was caused. 3. As a reminder, Ray can create a special code for vendors, construction projects, etc. 	

ROADS	NATE HENINGER
<ol style="list-style-type: none"> 1. Nate absent, but reported earlier that he will be reaching out to road companies to make sure we are on track with our budget for the 2022 road resurfacing. 2. Next Wednesday 11/18 there will be repairs done throughout the Ranch 3. Betty P. remembered and wanted to make sure the Board is aware of the Clarksville Ct. road upgrade. George will talk with Betty to get more info. 	

TREES & FIRE SAFETY	BILL BEVIER
<ol style="list-style-type: none"> 1. Bill spoke with Fred to get up to speed on Trees and Fire safety 2. Regarding the north side of Howard: pre-emergent seems to be the better option to keep the weeds down. There are lots of rocks and downed branches that create problems when weed eating. 	

ARCHITECTURAL REVIEW	DIANE BARCLAY
<ol style="list-style-type: none"> 1. Not a whole lot of projects in the Ranch. We approved 1 ADU this year and 3 solar projects. 	

BORDERS	GEORGE KUCERA
<ol style="list-style-type: none"> 1. John H. touched on the Dixon Ranch/Generations issue during the Q&A. Need to keep that on our radar. 2. The barbed wire fence between us and Serrano on Deer Valley, Carl and Dormity is down and people often pass through. It is time to speak to Serrano about the agreement for them to put in the permanent black wrought iron fencing. 3. There were concerns raised about a very large house being built in Serrano and if it is compliant with the setback agreements. Brian S. has a map he will share with George. 	

NEW BUSINESS	
<ol style="list-style-type: none"> 1. Shooting / Gunshots in the Ranch: a few residents have been concerned about hearing more constant gunshots. People are allowed to shoot on their property as long as they are not within 150 yards of a residence, and not shooting over roads. You cannot shoot in the direction of another residence. We need to be safe and respectful of our neighbors. It is best practice to let neighbors know before shooting. 2. 2020 Statutes / Nominating Process: Our attorney let us know that 2020 Statutes changed and need to be implemented to be in compliance. This is Civil Code Section 5105(h). This includes rules for nominating candidates for an election. One caveat is that an election cannot happen within 90 days of implementing new rules. This means our election for 2021 Board will be pushed back. As a reminder, you do not run for individual Board positions; once elected, Board chooses positions amongst themselves. 	

OPEN FORUM	Sean M.
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BOARD STATEMENT	
1. Susan Parker read the following statement on behalf of the entire board: <i>"The current Board has done its best to serve and represent all Ranch landowners fairly. We accepted these positions not because we had any particular agenda, but in the interest of community service to aid in the enjoyment and enhancement of our neighborhood. In return, this Board was opposed from within, as well as, vigorously opposed by a group of Ranch members who do have an agenda, and continue to use falsehoods to promote it. It would have been easier to back off in the face of this unfair and aggressive opposition, but this Board has stood steadfast to follow the proper processes to represent all of the members, and provide verified and true information to our members. Our counsel has advised the Board that we are fully within our authority, and our processes are correct. We would expect nothing less than similar behavior from an elected Board, and we urge you to consider these expectations as you choose the next Board. Remember that we are all neighbors and we must be mindful of how we interact with and treat each other."</i>	

MEETING ADJOURNED	8:42 pm
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