

Green Springs Ranch Landowners
Association Board of Directors
Meeting Minutes

Place:
Home of Bill Bevier
Time & Date:
May 14, 2008, 7:30 pm

Meeting called by: Kirsten Klinghammer

Type of meeting:
Regular Board of Directors Meeting

Facilitator:
Kirsten Klinghammer

Note takers:
Don Van Dyke / Ron Keil

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:

Board Members: Kirsten Klinghammer, Ron Keil, Ed Golden, Kent Hallmeyer, Bill Bevier

Absent: Betty Peterson, Mel Kowardy

Guests: Don Van Dyke, Sean McDermott

Call to Order

Kirsten Klinghammer

President Kirsten Klinghammer called the meeting to order at 7:35 pm.

Action items: Replacement of Mark Smith:

In response to a request from President Kirsten, Ron Keil was invited to replace Mark Smith who has resigned from the Board and moved out of the Ranch.
Kirsten also moved to appoint Bob Hendrix as Roads committee chair if he is willing to serve. This motion was also unanimously approved.

Person responsible:

Deadline:

Speaker Requests

Introduce Speaker: There were no speakers

Discussion & Conclusions :

Action items:

Person responsible:

Deadline:

Minutes

Kirsten Klinghammer

Discussion

Some minor corrections were made to the minutes from the previous board meeting (3/26/08). Motion to approve by Kirsten.

Conclusions:

Vote: Unanimous approval.

Action items:

Person responsible:

Deadline:

Treasurers Report

Kirsten reported for Betty

Discussion: Paper copy was not available for the meeting. Kirsten reported for Betty that no homeowners' dues delinquent. Mark Smith has been paid for ½ the work completed on the roads. Kirsten will email the report to the board for approval.

Conclusions; There were no regarding the budget questions

Vote: Kirsten will email the report to the board for approval.

Action items:

Kirsten will email the report to the board for approval.

Person responsible:

Deadline:

Borders

Kent Hallmeyer

Discussion:

- a. Serrano M4 re-zone approved 5/6/2008. Fencing will be installed on lots adjacent to M4 when the final maps are filed.
- b. The stop sign at the corner of Deer Valley and Green Valley Roads needs to be replaced. DOT has been contacted and we are awaiting a reply.
- c. A ranch resident was asked to move a vehicle that was parked (for sale) at the corner of Deer Valley and Green Valley, and has moved it.

Conclusions: We are waiting for a reply from DOT.

Vote:

Action items: Follow up with DOT.

Persons responsible:

Kent Hallmeyer

Deadline:

Long Range Planning

Kent Hallmeyer

Discussion:

- a. Kent is working with PG&E to investigate installing natural gas in the ranch.

b. Kent attended a meeting about the Mather Field Expansion. They are currently routing flights to the south of the airport as an experiment. We have been receiving regular updates from Bill Bryant in the GSRLA email.

Conclusions: Results to be discussed at the next Board meeting.

Vote:

Action items: _____ **Person responsible:** _____ **Deadline:** _____

CCR

Bill Bevier / Kirsten Klinghammer

Discussion:

a. Sally Edwards has been asked to remove several cars from her property and/or front of her house. She has told the board she has someone to remove the cars and the complainant has been notified. Sean McDermott is to send a contact name and number to Bill Bevier of a company that can facilitate removal of the rest of the cars.

b. There was a discussion about new rules / CC&Rs. The possibilities include:

- i. Live with current CC&Rs.
- ii. Write new association rules (unwieldy)
- iii. Amend the CC&Rs (fraught with controversy)

c. Kirsten's phone calls:

- i. Ron Krekelberg called about a barking/running dog at the Haffner's.
- ii. Another call from Paul Johnson about the same dog.
- iii. Kent will call the Haffners about the dog.
- iv. Kirsten will follow up with Animal Control.
- v. Certified Forester Barry Callenberger is putting together a fire safety plan for the ranch.

Conclusions:

Vote:

Action items:

Bill following up with Sally Edwards.
Kent will call the Haffners about the dog.
Kirsten will follow up with Animal Control.

Persons responsible:

Deadline:

Architectural Review

Ed Golden

Discussion: no new requests

Conclusions:

Vote:

Action items:

Persons responsible:

Deadline:

Roads

Kirsten Klinghammer for Mark Smith

Discussion:

a. Kirsten reported for Mark Smith that the road work is 75% completed as contracted at the last board meeting and should be finished by the end of next week.

b. Ed and Debra Morris were generous in letting us sculpt the corner of their property at Dormity and Howard Dr to increase visibility at the intersection, and we greatly appreciate their willingness to permit this work.

c. Sean mentioned new holes/damage to the pavement at the gate. Ed will call Bunfeld.

d. Ed Butler and others have complained about a neighbor speeding in the ranch. The board agrees that there should be some form of written communication with this resident. Bill Bevier will follow up to see what the next step should be.

Conclusions:

Vote:

Action items:

Ed will call Bunfeld about pavement damage.
Bill will follow up on speeding and whether the Board can do anything about it.

Person responsible:

Deadline:

Water

Kirsten Klinghammer for Kent Hallmeyer

Discussion:

Nothing new to report.

Conclusions:

Vote:

Action items:

Person responsible:

Deadline:

Security Gate

Sean McDermott for Mel Kowardy

Discussion:

- a. There is some fine-tuning needed on the broadband connection with the gate.
- b. If the gate is to be left open for a purpose, there will be some kind of notice left on the keypad, or set up a sandwich board for notification to residents.

Conclusions: Sean still needs to get the gate laptop so he can serve as backup for monitoring gate activity

Vote:

Action items:	Person responsible:	Deadline:
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Communications

Kirsten for Susan Hoisington

Discussion:

- a. Susan is quite busy with her out-of-state job and Kirsten has asked her if she still wants to continue to serve on the board (received an ambiguous reply).
- b. Ron Keil has volunteered to help out with the secretarial duties.
- c. The GSRLA president is currently checking the Ranch email account.
- d. In view of the fact that so many people have email access and have expressed interest in receiving news by that method, the board discussed the advisability of changing our bylaws to eliminate the need for postage and certified letter

Conclusions:**Vote:**

Action items:	Person responsible:	Deadline:
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Old Business

Anyone

Discussion: none**None****Conclusions:****Vote:**

Action items:	Person responsible:	Deadline:
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New Business

Anyone

Discussion: none**Conclusions:****Vote:**

Action Items:	Person responsible	Deadline
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New Business

Anyone

Discussion: none**Conclusions:****Vote:**

Action Items:	Person responsible	Deadline
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Next Meeting

Kirsten Klinghammer

Discussion:

1. The date for the next meeting is July 16th
2. Ron will check into securing a location for the annual meeting (Nov).

Conclusions:**Vote:**

Action items:	Persons responsible:	Deadline:
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Reserve location for annual meeting.

Ron

Adjourn

Anyone

Discussion: The meeting was adjourned at 9:25 pm**Motion:****Unanimous****Notes:**