

**Green Springs Ranch
Landowners Association Board
of Directors Meeting**

**Place:
Nick Cranes Home
2627 Clarksville Road**

**Time & Date:
March 23, 2006 7:00 pm**

Meeting called by:
Wayne Ordos

Type of meeting:
Regular Board of
Directors Meeting

Facilitator:
Wayne Ordos

Note taker:
Ron Krekelberg

Time Keeper
Ron Krekelberg

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:

Agenda

Call to Order	Wayne Ordos
Introductions	Wayne Ordos
Speaker Requests	Wayne Ordos
Minutes	Ron Krekelberg
Treasurers Report	Nick Crane
Borders	Tom Bolinger
Long Range Planning	Bill Annis
Architectural & CCR	Charlie Frey & Tom Bolinger
Roads	Charlie Frey & Mark Smith
Water	Greg Magda
Security Gate	Charlie Frey
Communications	Kirsten Klinghammer & Regina Miller
Old Business	Anyone
New Business	Anyone
Next Meeting	List
Adjourn	Anyone

**Green Springs Landowners
Association Board of Directors
Meeting**

**Place:
Nick Cranes Home
2627 Clarksville Road**

Minutes

**Time & Date:
March 23, 2006, 7:00 pm**

**Meeting called
by:**
Wayne Ordos

**Type of
Meeting:**
Scheduled
Board Meeting

Facilitator:
Wayne Ordos

Note taker:
Ron Krekelberg

Attendees:**Board Members:**

Wayne Ordos, Nick Crane, Charlie Frey, Greg Magda, Mark Smith, Ron Krekelberg, Sandy Alexander

Absent:

Tom Bolinger

Committee Members:

Kirsten Klinghammer, Sean McDermott, Mel Kowardy, Bob Rufenacht, Bill Annis

Guests:

Kent Hallmeyer, Doug Hoisington, Laurie Crane, Rhea Kowardy

Call to Order

Wayne Ordos

7:10 pm

Discussion & Introductions:

Wayne called the meeting to order greeting everyone and making the appropriate introductions. He reminded everyone of the importance of writing their reports and submitting them on time to be read by the other Board and Committee Chairpersons prior to the next meeting in order to save meeting time. This has saved a lot of meeting time during the year 2005.

Action items:

NONE REQUIRED

Person responsible:

Deadline:

Speaker Requests

Wayne Ordos

Introduce Speaker:

NONE

Discussion & Conclusions :

Action items:

Person responsible:

Deadline:

Minutes

Ron Krekelberg

Discussion: It was moved and seconded to approve the minutes of the January 19, 2006 Board Meeting

Vote: Unanimous to approve

Action items:

NONE REQUIRED

Person responsible:

Deadline:

Treasurers Report

Nick Crane

Discussion:

A year to date financial statement was presented by Nick Crane. All dues including \$ 42,265-. have been collected to date. There are no outstanding dues. Total operating expenses ytd amount to \$ 7,079-. Unsolicited contributions have been received in the amount of \$ 4,500- for the signs and safety project. Total assests included \$ 178,888- [\$ 75, 201-] in the form of cash and the balance in long term assets [gate & camera etc.] There is no outstanding debt at this time.

Conclusions: The Board was pleased with the report

Vote: NONE

Action items:	Person responsible:	Deadline:

Borders **Bill Annis & Charlie Frey**

Discussion

Serrano has still not corrected the 2 items of concern announced at the January Board meeting. The fire hydrant has not been oriented at Dormity and the issue of people using the PG&E easement through the Krekelberg property has not been resolved.

Vote: Not Required

Action items:	Persons responsible:	Deadline:
Continue to follow up on these 2 items	Charlie & Bill	Report at the May meeting

Long Range Planning **Bill Annis**

Discussion:

In reviewing the plans, Bill & Charlie noticed that there was no right turn lane proposed at the interscetion of Green Valley Road and Deer Valley Road. They called it to the attention of The El Dorado County Department of Transportation and the plans have since been corrected. These Gentlemen need an applause for their heads-up effort to see that this intersection is appropriately designed and built.

Conclusions:

It is planned for the intersection to be modified this summer.

Vote:

None Required

Action items:	Person responsible:	Deadline:

Continue to follow up	Bill Annis	Report next meeting
<p>Architectural & CCR Charlie Frey Tom Bolinger</p>		
<p>Discussion:</p> <p>Charlie Frey proposed an ammended rule #2 [Method of Communicating with Ranch Members on letterhead and now, by email]. He also proposed a new rule #3 [viewing, and preservation of security camera images]</p>		
<p>Conclusions:</p> <p>Charlie moved for the Secretary to send send copies of these 2 rules to the Membership, as required by the CCR's, and the motion was seconded by Wayne Ordos.</p>		
<p>Vote:</p> <p>Unanimous</p>		
<p>Action items:</p> <p>Secretary to email and hardmail copies of these 2 rules to the Members along with A Cover letter from Charlie</p>	<p>Persons responsible:</p> <p>Ron Krekelberg</p>	<p>Deadline:</p> <p>Done</p>

Roads	Charlie Frey & Mark Smith	
<p>Discussion:</p>		
<p>Wayne Ordos reports:</p> <p>We have had a very busy 1st quarter of 2006. We have almost all the materials purchased to begin Phase I of the Road Safety Project. Mark Smith has kindly agreed to warehouse the materials at his home. As soon as the weather permits, we will begin construction on the new road signs and placement of the new speed limit and other cautionary signs.</p> <p>Unfortunately, we have received more complaints about speeding in the ranch. This is a problem the Board will have to address.</p> <p>I have been very pleased by the outpouring of support by our members. Some of our members have seen fit to support the Road Safety project financially. To date the association has received contributions of \$4,500 to help with the effort. The best part is that the donations were completely unsolicited and voluntary.</p> <p>Their has been a complaint about street lights being erected in The Ranch. Ken and Regina Miller are in favor of not allowing street lights to be put up in the Ranch citing a wayward direction from our rural style of life. Charlie Frey said that this issue had been raised before and that the person was instructed to write a proposed rule to that effect, but didn't.</p>		
<p>Report of the Board GSRLA Road Committee 3-23-06</p>		

The road committee will be very active this year, as a result of the confluence preventive maintenance, safety concerns, and washouts on Clarksville due to a cloudburst in early February.

Washouts on Clarksville on Western side of the road: There are two washouts one below the Kleinhans driveway (small) and one below the access road. After analysis by 3 members of the road committee and consultation with the Kleinhans the cause in both cases seems to have been caused by water being unable to get off the road due to a build up of rock and soil on the road shoulder. We plan to re-grade the road shoulder to allow egress of water from the road down into the drainage ditch. The washouts will be filled with rock We hope to initiate this work by the end of march. Please drive particularly carefully and slowly when we have men working on the road shoulder.

Preventive Maintenance: Charlie Frey rode with 5 different road contractors who surveyed all our roads. The contractors were in unanimous agreement that the general condition of our roads was excellent, but that there was a need for preventive maintenance at this time to accomplish the following: 1. Fill all potholes, 2. Patch all areas of road breakdown (there are very few) 3. Repair all road edges which have crumbled more than 4" I found out from "Skip" at Delta the company which paved our roads that he had recommended 18' wide roads, but the board favored 16'roads at the time. A 16' road is narrow so that when two cars approach each other often one or both will hit the shoulder with their tires exacerbating the crumbling at the edge of the road. 4. Many of the roads require addition of rock at the shoulder or grading of the shoulder. 5. There are several areas of our roads where the drainage ditch has been placed too close to the road and could if left untended result in undermining and loss of road surface.

This preventative maintenance cannot be accomplished until the soil is dried out in late May or June. Mark Smith, Wayne Ordos and Charlie Frey and other members of the road committee will survey those areas which need repairs (potholes, patching, edge conformity, grading and ditching) and submit a bid based on that information in order that all bidders are using the same data.

Safety projects have a high priority: Wayne Ordos has taken on a lead role assisted by other members of the Committee. The project will be done in phases: 1. Street and safety signs will be installed, which are both functional night and day and attractive. Unsolicited donations of \$4,500 have been received for this project. Please give us your feed back on the appearance and functionality of these signs as they appear. 2. A lighted and attractive structure built from the same stone found at our gate will be erected on Deer Valley visible coming from both ways on Green Valley. The timing of this project depends on when the road is widened at the juncture of Green and Deer Valley.(Hopefully this summer) 3. The bulletin board and the Mailboxes will be placed under the same roof to provide protection from the weather and allow viewing the bulletin board while collecting the mail. This structure will also have the same theme as the gate.4. The shelter at the corner of Marden and Green Valley be redone in the theme of our gate. *Note these projects will take place over several years

Co-Chairmen of the Road Committee: Charlie Frey and Mark Smith

Members of the Committee: Sandy Alexander, Kirsten Klinghammer, Sean McDermott, Wayne Ordos President, Bill Annis, Don Van Dyke

Conclusions:

Wayne moved and Charlie seconded a motion for the secretary to respond to Ken and Regina Miller about the street light issue.

Vote:

Unanimous

Action items:

Ron to send an email to the anonymous person about the street light issue

Person responsible:

Ron Krekelberg

Deadline:

Done

Water

Greg Magda

Discussion:

Reported by Wayne Ordos:

The EID Water project is moving again. Tom Bolinger and I met with representatives from LAFCO to determine what our next steps. LAFCO assured us that once the infrastructure is in, our members will not have to tear up their driveways to hook up to the water. Hook up lines may be installed along the sides of our driveways or in other areas already landscaped or “disturbed” by the landowner, during construction of the home or by landscaping. Tom Bolinger has agreed to continue to help out on this project. I would like to hold some informative town hall type meetings for our members to educate them on what it will take to bring EID water into the ranch. More to come.

Reported by Greg Magda:

At our last meeting, Greg was asked to provide the Board with a calendar of events that must take place prior to being able to make EID water available to the Members of the Ranch and here is his report:

Construction Manager Duties-----Green Springs Ranch

Controlling our costs

On many construction projects, hidden overcharges by prime contractors or subcontractors can easily total 1% to 2% of the project costs.

Cost overruns can result when owners and their representatives disregard key control concepts.

1. Cost Control Objectives During Various Phases of a Construction Project

- Project planning phase----This is where we are currently!!!
- Contract document development phase
- Bid/contract award phase
- Construction phase
- Contract close-out phase

2. Cost Control Roles & Responsibilities - The Owner's "Team"—PM watching for

6 to 8 weeks

- Project manager/purchasing authority---setting \$\$ limits in case of emergencies
- Field engineer(s)---conversing with Contractor, Engineering Co, Inspectors.....
Technical details
- Cost analyst/construction accountant..... deciding work- in progress/ work- in place and authorizing partial payments and lean releases..etc.
- Contract administrator.....maintaining project files...subcontractors on site...material deliveries... lean releases..etc.
- Outside architect/engineer...general discussions
- Construction auditor...any lender requirements that will have to be met per our agreement

3. Preventing and/or Detecting Typical Overcharges

- Specified construction materials or products not installed.....These are all construction issues that may arise and will need to be discussed and resolution made
- Specified services not rendered
- Overstatement of change order proposals
- Overstatement of contractor claims

4. Preventing and/or Detecting Typical Overcharges in Contracts

- Payroll burden overcharges.....Same Here.....All Contract/Construction management issues
- Labor hours and/or wage rates overstated
- Material overcharges
- Backcharges not handled properly
- Equipment rental overcharges
- Equipment purchase overcharges
- Insurance overcharges
- Overcharges by subcontractors
- Accounting errors, duplicate charges, etc.

5. Bid Document Format and Language to Enhance Cost Controls

- Value engineering provisions.....These would have to be approved by all parties....EID..Fire...Eng Co..
- Overhead markups on changes...Our Contract Language in bid docs and final contract

6. General Contract Language/Provisions to Enhance Cost Controls

- Definition of reimbursable costs.....PM would have to monitor these issues
- Address overtime, delays and other impact costs..... PM would have to monitor, report & respond in a timely manner to keep project moving forward

7. Change order administration.....Basic task when issues arise..based on Board expenditure \$\$ approval level

- Establishing proper rates for labor, equipment, etc....For change order management..same as above

8. Obtaining adequate documentation on a timely basis....Not waiting to the end and then becomes an argumentative issue or claim against the Ranch
..Preventing lawsuits.

Special Cost Control Considerations with Change Orders

- Field administration of changes.....Hopefully these would be limited
- Obtaining proper documentation
- Special contract provisions
- Monitoring change order work
- Analyzing/auditing change orders

9. Special Cost Control Considerations with Contractor "Claims"

- General claims.....All of these would be very important....As I mentioned in my previous e-mail...Large Rocks/Boulders?? I believe that the design is going to be very straight forward and the construction can also.....The hidden issues need to be addressed.

- Differing site condition claims----Delay and Impact

Cost of the Project still to be determined.

Conclusions: Very informative reports from Wayne and Greg Magda

Vote:

None required

Action items:

Greg and his committee will continue to follow up

Person responsible:

Greg Magda

Deadline:

Report for next meeting

Security Gate

Charlie Frey

Discussion:

GSRLA Security Gate Committee Report 3-23-06

Our security system for the gate is operational after many months of hard work by our Imagery Consultant Ric Wilhelm to whom we are very grateful and greatly indebted), and the technologically advantaged i.e. Mel Kowardy, and Sean McDermott. Wayne Ordos and I and other members of the committee played important roles in coordinating and cheering them on.

Overview:

When an alarm is picked up by our monitoring company Grand Central Monitoring they notify Mel Kowardy by phone. (Grand Central's response time, which Mel and I have tested, is 3 seconds) Mel is then able to visualize the gate and surrounding area including the phone kiosk on his 4 way split screen monitor to determine if there is unusual activity at the gate. We have averaged 1-4 false alarms a month. Mel then determines if the Sheriff needs to be notified. Our Dell computer housed at Mel's allows us to record 30 days of images for review of any untoward incident occurring at the gate. The issues of who has access to the images will be the subject of an Association Rule which Wayne Ordos has drafted to be presented at the 3-23-06 meeting. There are plans drafted as to our gate responder's duties in Mel's absence. Coordination of our alarm responses with the Sheriff's office is a work in process.

Our security system consists of alarms and imaging systems.

Alarms: Shock alarms are located on the phone kiosk and both poles. On the green box which houses some of our equipment we have a magnetic alarm and a motion detector. These alarms when activated are picked up by Grand Central Monitoring. Grand Central Monitoring is instructed to contact Mel Kowardy or one of our gate responders. We also have loop alarms, which if the cable is cut from the phone kiosk or from either pole and activate the alarm require not only a response by Grand Central Monitoring to notify Mel Kowardy or one of our gate responders, but to request dispatch of a sheriff deputy.

Imaging systems: We have 4 digital cameras one on each pole and one on each side of the central column along with infrared for night time viewing. To bring these images to Mel's house we use wireless which has 10 times the bandwidth of the DSL on our computers. At Mel's house is our brand new Dell computer and 19" LCD screen. Mel can visualize the views provided by the 4 cameras on a split screen and can preserve these images for 30 days after which they are purged.

Status of contracts:

- 1. Ric Wilhelm and Green Springs Ranch will soon be signing a service contract for our imaging systems.**
- 2. Since July 6th of 2005 we have had a contract with National Alarm to provide us monitoring service through Grand Central Alarm Monitoring. (It is not possible to directly contract with the monitoring service because of licensing and liability issues) The contract with National Alarm can be terminated given a 30 day notice. We are in the process of negotiating a new contract**

with another alarm company Smith and Sons. We hope these changes can be worked out within 60 days.

3. **Our maintenance contract for the Gate at 2180 Deer Valley continues with Automatic Gate and Garage(Bill Ladley)**

At a meeting(minutes available from Ron Krekleberg) at Charlie and Jane Frey's home March 2nd the following operational responsibilities were codified:

Technical experts Mel Kowardy and Sean Mc Dermott

Gate Image Monitor Mel Kowardy

Interface with public agencies: Wayne Ordos, Charlie Frey, Bob Rufenacht

Repository of Images Ron Krekelberg

Dissemination of images to public agencies Wayne Ordos, Charlie Frey

Gate Responders: Mel Kowardy, Sean McDermott, Charlie Frey, Wayne Ordos, Bill Annis. Bob Rufenacht, Mark Smith

Maintenance of electrical equipment at the gate Ed Anderson

Coordinator of web site Kirsten Klinghammer

Keeper of gate keys and access wrench Bill Annis

Contracts: Charlie Frey, Wayne Ordos

Up date maintenance of the phone directory Ron Krekelberg, Sean McDermott

At the March 2nd meeting Sean McDermott agreed to attempt to sell the old analog Camera and Pelco unit over E-Bay with any returns to come back to the association treasury

And by the way our Gate has been working very well!!

Committee Chairman: Charlie Frey

Members of the Committee: Wayne Ordos, Mel Kowardy, Sean McDermott, Ron Krekleberg, Ed Anderson(Special Consultant) Bill Annis, Mark Smith, Bob Rufenacht, Kirsten Klinghammer.

Conclusions:

Vote:

Not required

Action items:

Person responsible:

Deadline:

Communications

**Kirsten Klinghammer
& Regina Miller**

Discussion:

Web Site: Regina Miller was absent.

Conclusions:

Kirsten reports that there is there is nothing new to report at this time

Vote:

Not required

Action items:

None

Person responsible:

Deadline:

Old Business

Discussion:

Ron Krekelberg reports on the email project:

SECRETARIES REPORT

1. 52 letters sent out requesting email addresses
2. 23 email addresses returned
3. 26 remain on the list to be reminded
4. 78 total email addresses collected to date of 100 possibilities

The Email Project has been received with a high level of enthusiasm. I think that there might be some skepticism regarding security by those who have not taken advantage of the project; and I think there are some who just don't use computers at all. I plan to resend letters to the 26 who have not contributed to the project a reminder of the cost savings to Association and to demonstrate the list of the 78 members who have replied.

Conclusions:

Vote:

None required

Action items:

Ron to send reminder letters

Person responsible:

Ron Krekelberg

Deadline:

Done

New Business

Anyone

Discussion

There was no new business

Conclusions:

Vote:

Adjourn

Anyone

Discussion:

8:50 pm

Motion:

Motion and Second to adjourn

Vote: Unanimous