

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING  
Saturday April 11, 2015, 9:30 a.m.  
El Dorado County Library  
345 Fair Lane, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 9:31 am**

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

See Appendix A

**2. Introduction of Board Members, Inspector of Elections, and Members**

Jack M. asked that each Board Member, the Inspector of Elections and members present to introduce themselves.

**3. Member General Comments**

Ken Lee conveyed his concern regarding the road curve before the bridge heading West with people speeding and not paying attention to where they are going. He is concerned that this may lead to a collision with other vehicles, wildlife or even pedestrians.

Barbara Sebastian thanked Donna Ayerst for serving as Vice President on the Board.

Ed Canizales asked about what work is planned for the bridge. Jack indicated that information regarding the bridge will be covered under the Road Update agenda item.

**Board Member General Comments**

Donna Ayerst passed out a flyer showing the proximity of the 29-lane outdoor gun range on the Miwok tribal lands with highway 50 and residential property. Donna A. conveyed that she attended a community informational meeting held on March 25, 2015 where people conveyed their concern with safety and property values and a petition available at [www.gunrangeinfo.com](http://www.gunrangeinfo.com) to oppose the gun range.

**Chair, Legal Affairs Committee, General Comments**

None

**4. Election Q&A**

Jack M. asked if there were any questions regarding the election. There were none.

**5. Treasurer's Report – Peter Abplanalp**

Peter A. distributed copies of the GRHA Balance Sheet to members present at the meeting and reviewed the four (4) GRHA account balances, the Accounts Receivables, representing outstanding annual dues and fines and liabilities representing insurance obligations. The monies in the Legal Defense fund are left untouched as they are ear-marked for legal purposes only. Peter A. also explained the reserve fund earmarked for road improvements and the money earmarked for annual road maintenance, which maintains the existing roads.

**6. Road Update – Michael Arguien**

Michael A. thanked Peter A. for stepping in and fulfilling the Roads Superintendent vacant position.

Michael A. explained the road improvements made in 2014 and explained the necessity of road closures for safety reasons. Michael A. gave an overview of prioritized road projects as Peter A. handed out the information showing what is planned for 2015.

Regarding the bridge, Michael A. explained the GRHA is not able to use the Rancheria for access and any work on the bridge would entail a complete road closure. At this time, the bridge is safe and a complete bridge replacement is a future project.

Ed C. conveyed that there are trees on his property that are dead and need removing, with some possibly requiring a crane to remove them. Jack M. indicated that his is issuing permits allowing vehicles weighing less than 38,000 pounds to cross the bridge. Jack M suggested Ed C. ask the tree removal company the weight of the equipment to ensure it will be less than the 38,000 pound weight limit.

Michael A. conveyed the next slurry seal project for Reservation Road and Buck Mountain Road. Peter A. commented about the additional asphalt on Reservation Road and Buck Mountain Road prior to applying the slurry seal. This work is slated for the June timeframe. There will be full road closures for a day for safety reasons while this work is performed.

During the last heavy rain storm, Michael A. drove around the GRHA roads and saw clogged culverts and reminded members to clean their culverts to allow for the proper drainage.

Michael A. conveyed he had communications with the Flying M Ranch on Buck Mountain Road access regarding people speeding and running over animals (four (4) cats and a rooster) on that stretch of the roadway, which is private property and not the property of the GRHA. The GRHA has permission from the property owners to use the road as access in to and out of the GRHA. There is increased horse and pedestrian activity in that area and the Flying M Ranch is concerned with the GRHA residents speeding on their roads.

**7. Introduction of Candidates – Jack Martin**

Jack M introduced the candidates running for election – Rama Potter for Vice-President, Peter Abplanalp for Treasurer and Michael Arguien for Roads Superintendent.

**Nominations from the Floor – Jack Martin**

Jack M. called for nominations from the floor. None were received.

**8. Inspector's Report of Verification of Quorum – Norma Thomason**

Norma T. announced that we needed 37 ballots to meet a quorum and a quorum was met. A total of 48 ballots, out of 81 ballots mailed, representing a 56% of the membership, were received including ones that were submitted during the meeting.

**9. Vote**

Jack M. announced that members are allowed to witness the vote count. Vivian A. explained that members cannot congregate in the library lobby area or immediately in front of the entrance to the library that would impede the public from entering the public library.

The ballots were opened by Norma Thomason, Debbie Finch and Chris Lee.

The vote was conducted within the guidelines of our Grassy Run Homeowners' Association Operating Rules – Elections.

**10. Vote Count**

Norma T. and Debbie Finch tabulated the votes, which was witnessed by Vivian A.

**11. Inspector's Report of Vote Count – Norma Thomason**

Norma T. announced that results of the vote:

**Board of Directors**

<u>Name</u>	<u>Tabulated Votes</u>	<u>Position</u>	<u>Term Expires</u>
Rama Potter	46	Vice-President	2017
Peter Abplanalp	45	Treasurer	2017
Michael Arguien	46	Roads Superintendent	2017

**Amended and Restated CC&Rs – Failed ( 37 votes needed to Pass )**

Yes	29
No	19

**Amended and Restated By-Laws – Failed** ( 37 voted needed to Pass )

Yes	29
No	19

**12. Governing Documents Committee Update – Jack Martin**

Jack M. conveyed that the proposed amended and restated CC&R's and By-Laws failed to pass for a second time.

Jack M. also conveyed that any issue brought to the Board for resolution, any action the Board takes will be limited by the existing C&R's.

**13. Additional General Comments**

Ken Lee commented on the failed amended and proposed CC&R's and By-Laws. He suggested the Governing Documents Committee consider having individual Articles be voted on instead of a whole document.

Jack M. and Peter A. both mentioned that the amended and proposed CC&R's and By-Laws are a dead issue. Peter A. reiterated the effort that was conducted by the Board in encouraging the membership to review and comment on the documents at several monthly Board meetings.

Jack M. asked the members of the Roads Committee present at the meeting to introduce themselves. Jack M. thanked the members for all the work they have done this past year in furthering the maintenance of the roads.

**15. Adjourn at 10:29 am****Appendix A**

Peter & Vivian Abplanalp  
Michael Arguien  
Donna Ayerst & David Hess  
Christine Camp  
Ed & Helen Canizales  
Denise Douillard  
Joan Fraser  
Ike & Martha Griswold  
Douglas Hollabaugh & Betty Kinoshita  
Chris & Ken Lee  
Denise Lenson  
Radford & Aimee Lehr  
Jack Martin  
Dennis McFarland  
Rama Potter  
Alan Ruth  
Ron Sanders  
Debbie Finch  
Barbara & Ray Sebastian  
John & Norma Thomason