

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING
Saturday April 13, 2013, 9:30 a.m.
El Dorado County Library
345 Fair Lane, Placerville
www.grassyrunhoa.net

1. Convene at 9:35 am

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Members Present

See Appendix A

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

Jack M. asked that each Board Member and members present introduce themselves.

3. Member General Comments

Member comments raised concerns regarding barking dogs, blight, the proposed doubling of the annual dues, lack of a budget, approving expenses for travel, etc.

Jack M. referenced the Davis-Sterling Act which identifies what we can and cannot do and that the proposed changes to the *Covenants, Conditions and Restrictions* authorize the Board to take more action to address some items discussed.

Board Member General Comments

Vivian A. referenced the notice for roadside easement maintenance responsibilities and the importance of this maintenance in regards to keeping our community fire safe. Vivian A. also indicated that the notice is posted on the website and at the mailboxes as well as having copies at the meeting.

Jason K. explained that the due date for this maintenance this year is a month earlier (May 31, 2013) due to the dry winter that will contribute to an early fire season.

Chair, Legal Affairs Committee, General Comments

There were no comments as Dick Nichols was not present at the meeting.

4. Treasurer's Report – Peter Abplanalp

Peter A. distributed copies of the GRHA Balance Sheet and conveyed that the total balance in all four (4) GRHA accounts (checking and savings) is \$65,680.79.

Net Income of \$24,658.37 which includes the annual dues collected to date
Accounts Receivables of \$3265.72 representing outstanding annual dues
Liabilities of \$5,000 representing insurance obligations

The monies in the Legal Defense fund are left untouched as they are ear-marked for legal purposes only.

5. Road Repair – Jason King

Jason K. reviewed the road repairs made in 2012, primarily establishing gutters to deal with the critical drainage issues so that the water is diverted properly and does not undermine the roads, causing more damage which leads to increased road repair costs. Jason K. conveyed that \$71,000 was spent on the drainage work and that \$65,000 of that amount was the monies received from the Tribe legal settlement.

Jason K. conveyed that more work is needed in regards to drainage and road repairs and that very little of this work will get accomplished in 2013 unless there is a dues increase.

6. Bridge Repair – Jason King

Jason K. reviewed the bridge repairs made in 2012 – new footings and piers. The remainder of the work is to replace the bridge deck. Jack M. and Peter A. approached the Tribe to utilize the Rancheria access during the time the deck is being replaced. Jason K. conveyed that the Rancheria has declined our request. This will result in an estimated \$5000 additional cost to the bridge deck repair as it will have to be completed in two (2) phases. It is estimated that the bridge deck repair would cost \$30,000 to \$35,000.

David Hess inquired what the priorities are in regards to road repair and Jason K. indicated the needed drainage work on upper Little Brush Ridge Road would be done before any road work repairs. Peter A. mentioned that a slurry seal from the Grassy Run Court entrance to Castle Lane Road would complete the road maintenance and cost approximately \$10,000.

John Frazer asked if the Board has estimates from the bridge repairs. Jason K. indicates that estimates received last year were for bridge deck, footings and piers and that only the footings and piers were replaced last year. David Irons mentioned that the estimate did not include cleaning and painting of the steel flat rail cars (the main components of the bridge) and that if we wanted to have this done, could cost approximately \$16,000 to \$17,000 and would entail tenting the bridge so that debris would not contaminate the creek, as required by Fish & Game. David I. indicated that it may be cheaper to replace the flat cars (approximately \$10,000) or look for someone else to clean and paint the cars. The Road Committee will look at alternatives.

7. Proposed Amended and Restated CC&Rs and By-Laws – Peter Abplanalp

Jack M. referenced the documents that were mailed with the ballot. The original documents were created in 1974 with inclusion of Amendments and additions over time. In keeping with modern terminology the Governing Documents Committee renamed the *Covenants and Restrictions* to *Covenants, Conditions and Restrictions (CC&Rs)* and spent many months revising them. Jack stressed that the revised documents give the Board more flexibility regarding items such as enforcing blight, leash laws, etc. and hoped that people had a chance to read them.

8. Dues Increase – Peter Abplanalp

Peter A. mentioned that in other HOA's dues cover maintenance and common areas. Our dues are primarily used for insurance and road maintenance. Someone asked if our dues are comparable with other homeowner associations in our area and Peter A. conveyed the discussion he had with the bank representative that owns 5000 Reservation Road. This person represents the bank to numerous HOA's and they relayed that our annual dues at \$25 per month are extremely low compared to similar HOA's.

9. Introduction of Candidates – Jack Martin

Jack M. introduced Donna Ayerst and Michael Arguien, running for Vice President and Road Superintendent respectively and asked them to tell people about themselves.

Jack M. also mentioned the situation the Board almost encountered with only having three (3) Board members. Jack M. explained that we would have had to double-up current positions to take on the duties of the open positions, meaning less Board members if both Donna A. and Michael A. had not stepped forward to run for the open positions on the Board.

Nominations from the Floor – Jack Martin

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

10. Inspector's Report of Verification of Quorum – Norma Thomason

Norma T. announced that we needed 42 ballots to meet a quorum. A total of 56 ballots, out of 81 ballots mailed, were received including ones that were submitted during the meeting.

11. Vote

The ballots were opened by Norma Thomason, Debbie Finch and Janice Masterton.

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

12. Vote Count

Norma T. and Debbie Finch tabulated the votes.

13. 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>
Donna Ayerst	52	Vice President	2015
Michael Arguien	51	Road Superintendent	2015

Annual Dues Increase to \$600 – Passed (29 votes needed to Pass)

**First installment due July 1, 2013*

Yes	31
No	25

Amended and Restated CC&Rs – Failed (41 votes needed to Pass)

Yes	39
No	16

Amended and Restated By-Laws – Failed (41 voted needed to Pass)

Yes	39
No	15

Jack M. encouraged those that did not agree with the revised CC&Rs and/or By-Laws to come to the next Board meeting or send an email to discuss those items.

Carolyn Bacon mentioned that it was hard to determine what changed in the revised documents as there were not strikeouts of the old language and insertion of the new language highlighted to make it easier for those reading them to understand the changes without having to have the old documents for comparison purposes.

14. Additional Comments

Peter A. announced that invoices will be sent out in late June for the dues due on July 1, 2013 indicating that property owners have 45 days from July 1st to pay before penalties will be imposed on outstanding dues.

Janice Masterton thanked the Governing Documents Committee for their work in revision the CC&Rs and By-Laws and the Road Committee for the work that was accomplished in 2012.

Jack M. recognized David Irons and his contribution on the Road Committee and preparing drawings and managing the work to replace the footings and piers, saving the Association thousand of dollars.

15. Adjourn at 11:13 am

Appendix A

Michael Arguien
Louie & Gloria Babbitt
Christine Camp
Jeneé & Michael Compagnone
Georgia De Martini
Bob Douillard
John & Joan Fraser
Carolyn Bacon
Donna Ayerst & David Hess
Horace & Reather Holmes
David Irons
Nora Lehman
Ron Lockhart
Donna Martin
Janice Masterton
Brian Katz
Alan Ruth
Mieko Saetta
Ron Sanders
Debbie Finch
Denise Scott
Barbara & Ray Sebastian
Liz Tholen
John & Norma Thomason
Gabriel & Gia Tyler
Tom Uhrhammer
Theresa Williams