

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING
Saturday April 8, 2017, 9:30 a.m.
El Dorado County Library
345 Fair Lane, Placerville
www.grassyrunhoa.net

1. Convene at 9:30 am

Board Members Present

Jack Martin, Rama Potter, 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

None

Board Member General Comments

Vivian A. explained the memorandum she handed out at the beginning of the meeting that asks each parcel owner to provide contact information so that the roster that is maintained by the Board of Directors is current, especially with how the parcels are owned, such as multiple ownership interests, partnerships and/or trusts.

Jack M. identified two situations that have occurred in which he would have liked to be able to contact the property owners directly and having clear information on the roster helps in the situations described.

Chair, Legal Affairs Committee, General Comments

None

4. Treasurer's Report – Peter Abplanalp

Peter A. distributed copies of the GRHA Balance Sheet to members present at the meeting and reviewed the three (3) GRHA account (operations, reserve, legal defense fund). Peter A. explained how the Legal Defense Fund and the Reserve Fund is funded. Peter A. expressed his appreciation to those property owners that pay their semi-annual dues on time.

Marty Tholen asked about legal insurance, conveying that some HOA's have this type of insurance. Peter A. conveyed that the GRHA does not have legal insurance. Jack M. indicated that the Board can look into this type of insurance.

Jack M. relayed that Peter A's tenure is coming to an end at this meeting and conveyed his thanks for being Treasurer for the past 5 years.

5. Easement Cleanup

Jack M. explained that the Spring Easement Cleanup tasks are to help lessen the fire danger within the GRHA and the Fall Easement Cleanup tasks are to help with water drainage. Jack M. conveyed that the Roads Committee goes around and identifies property owners/residents not in compliance by the deadline. Pictures are taken identifying the areas that need to be cleaned up and these pictures are included with the letters that are sent out by Jack M.

Vivian A. conveyed that the Spring Easement Cleanup notice will be sent out on April 8, 2017. Michael A. conveyed that the easement cleanup is due by June 1, 2017.

6. Road Update – Michael Arguien

Michael A. distributed an annual report showing the three (3) road improvement projects made in 2016 and explained each item. The report shows the cost of the road improvements for 2016 totaled \$33,651.71.

Michael A. conveyed that the major road improvement for 2017 will be the level course overlay on the south end of Reservation Road, from Rolling Rock Road to the insured road length of Reservation Road occurring towards the end of April or early May.

Michael A conveyed that the major road improvement for Turkey Track Road is slated for 2018.

Michael A. indicated that due to the rains this year, it is estimated that we have lost two (2) years of life on the roads. Michael A. discussed the incident where the road crumbled by the water under the roadway (intersection of Reservation Road and Stones Throw Road). Michael A. has noticed some spidering in the roadways as well. Michael A. requested that to help prevent further damage to the roadways, drivers drive slower and do not drive off the pavement.

Jack M. conveyed that he is very strict about commercial vehicles not having the required permit to access our roadways. Any commercial vehicle over 12,000 pounds, the Board needs to know about this.

7. Introduction of Candidates – Jack Martin

Jack M introduced the candidates running for election – Rama Potter for Vice-President, Melanie O'Donnell 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 40 ballots to meet a quorum and a quorum was met. Out of the 81 ballots mailed, a total of 40 ballots were received including ones that were submitted during the meeting.

Added for clarification:

A quorum constitutes fifty-one percent (51%) of the votes of members either present or by proxy that are entitled to vote as stated in Article III Meetings, Section 4 of the By-Laws of Grassy Run Homeowners Association. Three (3) members were in-eligible to vote based on Section 4 – Election Procedures Generally, paragraph one (1) of the Grassy Run Homeowners Association Operating Rules – Elections and Article IV Elections, Section 2 of the By-Laws of Grassy Run Homeowners Association. The determination of the quorum was calculated at 51% of 78 eligible voting members arriving at 40 ballots needed to meet quorum.

9. Vote

Jack M. announced that members are allowed to witness the vote count. Jack M. explained that members in the library lobby area need to be quiet as the library is open for business.

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

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

10. Vote Count

Norma T, Debbie Finch and Chris Lee counted and tabulated the votes.

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	39	Vice-President	2019
Melanie O'Donnell	40	Treasurer	2019
Michael Arguien	40	Roads Superintendent	2019

Jack M. welcomed Melanie O'Donnell to the Board.

Jack M. encouraged members to attend the monthly Board meetings.

12. Additional General Comments

Chris Camp asked about the memorandum passed out earlier and wondered why the Board is not asking for information about dogs to help in identifying lost dogs. Jack M. indicated that a separate roster would have to be created to list information about dogs/cats owned by current residents. Vivian A. explained that she always asks permission to post names and phone numbers prior to posting the lost/found dogs/cats notice.

Marty Tholen asked about posting to the GRHA Facebook page. Jack M. conveyed the Facebook is not publically exposed and that a friend request would have to be sent to get access to it. Jack M. would then accept the request. Jack M. indicated that has in the past posted lost/found related message to the Facebook page – GrassyRunHOA.

Peter A. complimented Harry Reynolds for the 15 mile/hour speed limit T-shirt he wears while walking the GRHA roadways.

Chris Camp conveyed a situation she ran into when she had PG&E digging on her property and they hit an AT&T wire. PG&E fined her for the repairs that AT&T had to make. She wanted to let others know that by calling 811, others can avoid the same situation.

15. Adjourn at 10:18 am**Appendix A**

Christine Camp
 Debbie Crittenden
 Denise Douillard
 Debbie Finch
 Chris Lee
 Donna Martin
 Dick Nichols
 Melanie & Daniel O'Donnell
 Harry Reynolds
 Alan Ruth
 Cary Seabaugh
 Marty & Liz Tholen
 Norma Thomason