

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING
Saturday April 9, 2016, 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, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

See Appendix A

Norma Thomason, Inspector of Elections announced that she has received only 38 ballots and that 40 ballots would be needed to make a quorum. Jack M. indicated that he believes that the election can be held in limbo and that another meeting can be scheduled just for the election if a quorum is not met.

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

Marty Tholen asked questions regarding the weeds outside the roads. Jack M. indicated that the homeowner is responsible. Road actually resides on property of owners. Road Maintenance is the responsibility of the Roads Committee and the Board, however, clearing weeds, etc, is the responsibility of the property owner.

John Thomason mentioned that his wife walks the roads frequently and has almost been clipped by speeding cars on our roadways. He is asking for drivers to slow down – contractors, family members of driving age, visitors to residents, etc. John T. also conveyed that the past twelve (12) months, there has been an increase in the amount of wildlife killed on our roadways by drivers going too fast.

Board Member General Comments

None

Chair, Legal Affairs Committee, General Comments

None

4. Easement Cleanup

Peter A. conveyed at past Board meetings, this issue has been discussed. Easement need to be cleaned in the Spring to reduce fire danger and in the Fall to prevent water damage to roads and prevent erosion. There are bushes and trees inches from the roadway causing damage to vehicles, as the vehicles pass. It has been suggested that the GRHA hire someone, who would have to be bonded, to take care of easement clearing throughout the year. The expense of hiring someone would come out of the GRHA existing operating funds and would require the GRHA to potential raise the dues by ten percent (10%).

Peter A. conveyed that the Roads Committee would welcome any suggestion from the membership on how to address easement cleanup.

Peter A. also relayed discussions regarding hiring an arborist to identify dead trees along the roadway easements.

Dick N. stated that there are some residents in the GRHA are physically unable to do easement cleanup, while others just don't care. The Board has the authority to hire a contractor to clean up

and charge back to cost of the contract to the property owner. Additionally, the property owner could incur a GHRA fine for non-compliance.

Peter A. explained the process and steps taken in the past to notify property owners of non-compliance. Property owners were sent a letter that included pictures identifying the areas that needed to be cleaned up in their easements by a specific date.

Jack M. conveyed that he has sent letters to property owners on Turkey Track Road regarding easement cleanup issues that currently need to be addressed.

5. 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)

6. Road Update – Michael Arguien

Michael A. distributed an annual report showing the road improvements made in 2015 and explaining each item. The report shows the cost of the road improvements for 2015 totaled \$46,094.00.

Michael A. indicated that by driving around the roadways during rainy season, he identified potential future road maintenance projects due to water runoff. This will maintain the roadways and speed the property owner's monies (dues) wisely.

There have been approximately four (4) miles of the GRHA road network completed and the contractors have commented that what the GRHA has done is really holding up well.

Michael A. conveyed the plan for 2016 is still under review by the Roads Committee. Once this plan is finalized, it will be discussed at future Board meetings and voted upon. This will also be posted to the website. Michael A. did discuss a future project for Turkey Track Road that would consist of extensive road work to level the roadway and deal with culverts under the roadway. Michael A. is projecting this work to be accomplished in 2017, as it is not believed that there will not be enough funds to do this work correctly in 2016.

Dick N. complimented Michael A. for creating and presenting the Roads Committee Annual Report for 2015.

Norma T. asked about road maintenance on South Reservation Road and whether the road maintenance would wait until the house being built was completed. Michael A. indicated that is exactly when that road maintenance would be accomplished.

Michael A. also announced that there will be some work parties this year. Work parties are a community effort. Work parties could include clearing of easements for those property owners incapable of doing so if they are identified.

Jack M. asked the members of the Roads Committee present at the meeting to raise their hands so other members present can recognize them. Jack M. thanked the members for all the work they have done this past year in furthering the maintenance of the roads. Ninety percent (90%) of everything the GHRA does goes towards roads. Volunteers for the Committee meet once a month, consensus of the members, goes to Board for review and approval before major work is accomplished. The Roads Committee meetings are open to GRHA members who are welcome to attend and participate. Jack M. suggested we put the day and time the Roads Committee meets on the website.

7. Introduction of Candidates – Jack Martin

Jack M introduced the candidates running for election – himself for President and Vivian Abplanalp for Secretary.

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 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.

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>
Jack Martin	39	President	2018
Vivian Abplanalp	38	Secretary	2018

12. Additional General Comments

Peter A. announced the new property owners for this year.

- Daniel & Melanie O'Donnell - 5101 Little Brush Ridge Road
- Michael & Summer Clark - 5142 Little Brush Ridge Road
- Romel Camposagrado & Shellfer Raymundo - Empty lot on Grassy Run Road

Jack M. announced that he re-activated the GrassyRunHOA Facebook page. You will need to send a Friend request to connect to it. It is not a public facing page.

Norma T. conveyed that in addition to speeding cars, she also encounters loose dogs on her walks. It can be very scary as you don't know what the dog will do. Peter A. mentioned neighbors need to abide by the County laws.

Jack M. encouraged participation in attending the monthly Board meetings. The goal is to keep the meeting to 30 minutes, rarely do meeting go past an hour.

John T. announced that the Spring reminder to clean out easements by June 1, 2016 will be distributed soon.

15. Adjourn at 10:29 am

Appendix A

Christine Camp

Debbie Finch

Douglas Hollabaugh & Betty Kinoshita

Chris & Ken Lee

Dick Nichols

Harry Reynolds

Alan Ruth

Denise Scott

Cary Seabaugh

Marty & Liz Tholen

John & Norma Thomason