

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION ANNUAL MEETING
Saturday May 10, 2014, 1:30 p.m.
El Dorado County Library
345 Fair Lane, Placerville
www.grassyrunhoa.net

1. Convene at 1:34 pm

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp

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

Debbie Lockhart asked about the gates and Jack M. indicated that there have been no discussions regarding erecting gates in over a year. Permits to build the gates are still active should there be a need for them.

Board Member General Comments

None

Chair, Legal Affairs Committee, General Comments

None

4. Treasurer's Report – Peter Abplanalp

Peter A. distributed copies of the GRHA Balance Sheet and Profit & Loss Statement 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. conveyed that monthly statements are mailed to property owners that are in arrears and liens will be put on the properties at the cost of roughly \$75.00 per lien.

Peter A. conveyed that the second installment of annual dues is July 1, 2014 and would bring in another \$24,000.00 into the checking account.

Dick N. asked if the monthly mailings to the delinquent owners get expensed back to them and Peter A. indicated they do not. Dick N. suggested that they should get charged back to the delinquent owner so that the membership as a whole is not bearing the cost of such mailings.

5. Road Update – Peter Abplanalp

Peter A. mentioned that the Roads Superintendent position on the Board is still vacant and he is the spokesperson for the Roads Committee. He identified that the majority of the road maintenance will be to apply slurry to the most heavily traveled roads to protect them.

Peter A. reminded the membership present that on Wednesday May 14, 2014 slurry will be applied to sections of Reservation Road and will be closed to traffic starting at 9:00am.

6. Bridge Update – Peter Abplanalp

Peter A. conveyed that the bridge deck needs work. Several bids have been received from contractors, ranging from roughly \$25,000.00 to \$78,000.00, depending on the scope of the work.

Peter A. mentioned several challenges to getting the bridge deck repaired – how to do it safely for the workers involved in addition to the liability the contractor would assume. Due to the safety concerns of the workers, the bridge would have to be closed to traffic. The Board has approached the Rancheria several times for use of the road access during the time the bridge is closed but the Rancheria has refused to grant permission.

Ron Sanders asked if any of the contractors have indicated how long the bridge work would take. Peter A. conveyed that the timeline would have the bridge closed for approximately 2 days to lay metal plates on top of the bridge deck and allow work on half of the bridge at a time, with a seventeen (17) day cure time for the cement.

Ken Lee asked if the bids include painting the railcars under the bridge deck and if the Board is considering a special assessment to accomplish the bridge work. Jack M. indicated that a special assessment has not formally been discussed by the Board. Peter A. indicated that he did not believe a special assessment would be needed because of the second installment of the annual dues in July should be enough funds. Peter A. also conveyed that the bids do not include painting the railcars.

Ron Lockhart commented once bridge is done, GRHA will be able to get slurry work on the other side. It was noted that the bridge work is not required to slurry the road on west side of the bridge.

Jack explained the condition of upper Little Brush Ridge Road when Ron Lockhart mentioned that the roads are pretty bad on the west side of the bridge.

Ken Lee commented that where he lives, plants are being planted in the easement and growing over the ditches, cutting into the road and causing road issues.

7. Governing Documents Committee Update – Jack Martin

Jack M. conveyed that last year's vote to approve the amended and restated *Covenants, Conditions and Restrictions (CC&Rs)* and *By-Laws* did not pass and when the membership was polled as to why it was pointed out that it was difficult to determine what had changed.

Jack M. conveyed that the Governing Documents Committee did not abandon the effort to get these documents amended and restated and the Committee has met to continue the discussion and worked on creating a red-lined version of the documents to better convey the changes. The Association is still operating under the current effective documents from 1984 and amended as published and documented on the GRHA website.

Dick Nichols conveyed that future Board meetings will be used to review sections of these proposed amended and restated documents, allowing members to attend the meetings and voice their comments and/or concerns regarding the changes. The Committee will then take into consideration these comments and/or concerns and draft the final version of the amended and restated documents would then be presented for a vote at the annual meeting.

Debbie Lockhart asked how sections of the documents will be distributed for review. Vivian A. indicated that they can be posted to the website, distributed through email, as well as hard copies when the meeting announcement is posted at the main mailbox location. Since these

documents are proposals and not yet approved by the membership, the word DRAFT will be a watermark on each page.

8. Introduction of Candidates – Jack Martin

Jack M, running for President, introduced himself, Peter Abplanalp, running for Treasure, introduced himself and Vivian Abplanalp, running for Secretary, introduced herself.

Dick Nichols explained why Peter Abplanalp is running for a one (1) year term in 2014. This is to align the election cycle of the Treasurer position and the Roads Superintendent position to be on the same cycle. The Treasurer position will be on the 2015 ballot for a two (2) year term.

Nominations from the Floor – Jack Martin

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

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

Norma T. announced that we needed 38 ballots to meet a quorum. A total of 44 ballots, out of 81 ballots mailed, were received including ones that were submitted during the meeting.

10. Vote

Jack Martin announced that members are allowed to witness the vote count. Vivian 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. Jack M. asked the membership to reconvene around 2:30pm.

The ballots were opened by Norma Thomason, Debbie Finch and Reather Holmes.

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

11. Vote Count

Norma T. and Debbie Finch tabulated the votes.

12. 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	43	President	2016
Vivian Abplanalp	44	Secretary	2016
Peter Abplanalp	44	Treasurer	2015

13. Additional Comments

Ken Lee mentioned that the Emergency Access sign posted at the gates to the Rancheria has his phone number and Janice Masterson's phone number on it and is asking that the sign be taken down. Jack M. indicated that it was okay for Ken to remove the sign.

Barbara Sebastian thanked the President, Secretary and Treasurer for continuing for another term.

Jack Martin encouraged members to attend the monthly Board meetings to know what is going on, like the road closure for the upcoming slurry work. Christine Camp asked where the meetings are held and Jack conveyed that they are held the last Wednesday of the

month at 7:15pm in the Placerville Raley's Event Center room, located at 166 Placerville Drive.

Peter asked how many members view and utilize the website. More than half of the members present indicated that they view the website.

Dick Nichols mentioned that when the GRHA Community Services District (CSD) got dissolved, the assets went to the county and were used for improvements to Buck Mountain, Grassy Run Court, and installation of solar lights for the main mailboxes and the paving of the Greenstone park-&-ride. Dick indicated that the CSD had to pay LAFCO \$5,000.00 which we did but there was an accounting error at El Dorado County, and LAFCO is owed another \$5,000.00 from El Dorado County. LAFCO has been trying to get the county to pay them but to no avail. Dick will be attending the next Board of Supervisors meeting in support of LAFCO's position on the matter and wanted to extend the invitation the membership as well. The Board of Supervisors will be meeting on Tuesday May 13, 2014 at 9:00am.

15. Adjourn at 2:38 pm

Appendix A

Pam Allen
Peter & Vivian Abplanalp
Donna Ayerst
Christine Camp
Georgia De Martini
Horace & Reather Holmes
Ken Lee
Ron & Deborah Lockhart
Jack Martin
Dick Nichols
Alan Ruth
Ron Sanders
Debbie Finch
Barbara Sebastian
John & Norma Thomason
Theresa Williams