

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday January 25, 2017, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:17 pm

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp

Board Members Absent

Peter Abplanalp, Michael Arguien

Members Present

Dick Nichols

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Several residents raised concern to Jack M. regarding the remodel of a garage. Jack M. has communicated with property owner and has been informed that the permit property owner applied for and received is for a game room, storage, sewing room, office.

Jack M conveyed that last Thursday a resident hit the bridge and caused a traffic jam so that residents could not pass on the bridge.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of December 28, 2016 – Jack M.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A Nays: None

5. Discuss/Approve Performing Road Repairs at the intersection of Reservation and Stones Throw Roads - Board

Jack M. reviewed this item. Vivian A. commented that she was surprised that this road issue was not happening at other areas of our roadway as they are showing signs of breaking up due to the amount of rain we have had. Jack M. commented that he would like the Board to approve the bid and set aside an additional \$2,000.00 for subsequent road repairs.

Motion to approve the bid of \$1,750.00 pertaining to road repairs at the intersection of Reservation and Stones Throw Roads and propose a \$2,000.00 reserve for unforeseen weather related road repairs – Jack M.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A Nays: None

6. Discuss/Approve a Closed Session at the February Board Meeting to Address Non-Compliance of the 2016 Fall/Winter Easement Cleanup Responsibilities - Board

Dick N. conveyed he was curious as to why this was an agenda item. Vivian A explained that Michael Arguien, Roads Superintendent asked for this agenda item. Jack M. suggested that, without prejudice, we table this item as Michael A. is absent from this meeting to discuss this item further. No motion was made.

7. Discuss/Approve the Date of GRHA Annual Meeting – Vivian Abplanalp

Vivian A. proposed April 8, 2017 as the date for the GRHA Annual Meeting. Vivian A. passed around a schedule of events leading up to the meeting:

Date/Time of Annual Meeting	Saturday - April 8, 2016, 9:30am to 11:30am
Post Notice of Elections <i>60 days prior to meeting date</i>	Tuesday - February 7, 2016
Nominations Due <i>45 days prior to meeting date</i>	Wednesday - February 22, 2016
Mail Ballots <i>30 days prior to meeting date</i>	Thursday - March 9, 2016

Motion to approve April 8, 2017 as the date of the GRHA Annual Meeting – Vivian A.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A. Nays: None

8. Discuss/Approve/Appoint the Nominating Committee - Board

Jack M. conveyed that he will speak with several property owners as to their interest in the Treasurer position as this position is open for the 2017 election.

Dick N. conveyed that Jack M. should be a member of the Nominating Committee, along with himself and Barbara Sebastian. Jack M. agreed.

Motion to approve Dick Nichols, Barbara Sebastian and Jack Martin volunteering as members of the Nominating Committee – Vivian A.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A Nays: None

DISCUSSION ITEMS

9. Treasurer Update – Peter Abplanalp

Vivian A. conveyed the operating account balance is approximately \$18,850.00; the Legal Fund account balance is approximately \$19,700.00; the Reserve Fund account balance is approximately \$17,500.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Vivian A. conveyed that 51.5 property owners have paid the January 1, 2017 dues. The .5 represents a property owner that has paid \$150.00 of the \$300.00 dues.

10. Additional Comments – Members, Board Members, Chair, Legal Affairs Committee

Dick N, as Chair of the Leal Committee, had a discussion with the El Dorado County Planning Department and Diamond Springs Fire District concerning our application of existing of easement between Little Brush Ridge Road and former BLM parcel.

11. Adjourn at 8:08 pm