

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, April 25, 2013, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Barbara & Ray Sebastian, Donna Martin, Bob Douillard, Alan Ruth

2. Member General Comments - None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A was wondering when we would address chain link fences in the community. Jack M. indicated that if the proposed CC&R's had passed on April 13, 2013 the Board would have more teeth in enforcing blight. Barb S. commented that the Board cannot regulate the type of fence that is erected, only where it is placed/located on the property. At the present time, the Board has no legal right to ask for chain link fences to be removed.

Peter A. noted that we can fine property owners for not clearing their easement after being notified and the fine can be used to pay a contractor to clear the easement.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Motion to approve the March 28, 2013 and April 13, 2013 Board meeting minutes – Jack M.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A, Michael A.

Nays: None

5. Approve reimbursement of \$20.24 – Peter Abplanalp

Motion to approve reimbursement in the amount of \$20.24 to Peter Abplanalp for the postage for mailing the road easement clearing notices on 4/1/13 and election results on 4/20/13 – Jack M.

Second – Michael A.

Ayes: Jack M, Donna A, Vivian A, Peter A, Michael A.

Nays: None

6. Discuss and Approve a Road Maintenance Budget for 2013 – Michael Arguien

Michael A. conveyed that in his discussions with Jason King, there is usually a budget for cold patch for road repair/maintenance or do we have one for this year or just turn in receipts as the patch is purchased. Jack M. indicated that as of last year, the monies budgeted have been spent. Barb S. indicated that a budget can be set depending on anticipated road repair/maintenance and submit receipts for reimbursement up to the approved amount.

Motion to approve a road maintenance budget for 2013 in the amount of \$2,500 – Michael A.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A, Michael A.

Nays: None

DISCUSSION ITEMS

7. Bridge updates from April 16, 2013 Road Committee Meeting – Michael Arguien & Road Committee member(s)

Michael A. conveyed that approximately \$22,000 would be needed for the bridge repairs and this may be revised if we keep the removable rails or add curbing. David Irons is contacting Pitzer & Son's Construction for revised estimates. Funds available for the bridge repairs are approximately \$29,000. It is estimated that the bridge repairs would be in the July 7, 2013 timeframe.

The bridge will be repaired in phases, one-half of the bridge deck at a time. It is estimated that the bridge will be closed to traffic up to two (2) days for the removal of the existing deck and prior to placement of temporary steel plates. After the steel plates are placed, only residential traffic will be allowed – no garbage trucks, delivery trucks, etc – no vehicles larger than a pickup truck.

The Road Committee is discussing the placement of a dumpster on one side of the bridge for the residences that will not have their contracted garbage pickup during the bridge repairs.

The current rail cars will not be replaced with new ones and they will not be sand blasted and painted as part of the bridge repairs.

The next Road Committee meeting is scheduled for May 22, 2013 to further discuss the details for the bridge repair.

8. Governing Documents & Next Steps – Governing Documents Committee member(s)

Jack M. conveyed the Governing Documents Committee met on April 26, 2013 to discuss the next steps regarding the proposed documents that were not approved at the April 13, 2013 meeting. Looking into the feasibility of presenting the old and revised text to better convey the changes. The committee has discussed the August timeframe of when the proposed documents would be up for another vote.

Dick Nichols will create a format to use in identifying changes in the document and present this to the committee for their review and approval. Donna A. suggest that the changes be highlighted, Peter A. conveyed that some Board members believed that if people had the opportunity to revote at the April 13, 2013 meeting after having their questions answered, that the documents would have passed. Barb S. conveyed that in the past, changes to such documents were in red text and strike-out the original text.

9. Automated Clearing House (ACH) payments directly to GRHA accounts vs. processing checks – Peter Abplanalp

Peter A. conveyed he has received a request from a resident to pay annual dues through ACH. Peter explained he had a conversation with the bank branch manager to understand the ACH processing and found out that payments received by ACH does not identify who the payment is from. The manager suggested the use of online checks. There is a fee to set up an ACH that can withdraw on a monthly basis. Peter A. will investigate further and provide an update at the June 6, 2013 Board meeting.

10. Noise pollution – Donna Ayerst

Donna A. explained the noise created with the use of dirt bikes and that other neighbors are annoyed by the noise as well. Donna A. asked the Board for suggestions on how to approach

the subject with the neighbor. Alan R. indicated that he had spoken to the neighbor and conveyed other neighbors upset with the noise.

Jack M. reiterated that the proposed CC&R's, that did not pass on April 13, 2013, have language requiring approved U.S. Forest Service spark arrester on all off-road vehicles which will reduce the noise these machines make. Barb S. conveyed that a similar incident in the past resulted in complaints registered with the County. Suggested possible next steps might be to call the County and inquire about noise and dust regulations/violations.

REPORTS

11. Treasurer Update – Peter Abplanalp

Peter A. conveyed checking balance of \$44,172.48 (no change).

It will not be possible to collect outstanding dues for a foreclosed property on Buck Mountain. Will need to write-off this bad debt. This will be an action item for the June 6, 2013 meeting.

The foreclosed property on Reservation Road will have its annual dues paid by the bank (current owner) on a pro-rated basis. Peter A. has sent the bank the notice of the increased dues amount.

Outstanding fine of \$200.00 has never been billed and still appears on the financials. Do we write this off? Discussions stating that we do not want to set the precedent of writing off a fine.

Jack M. believes that each of these items needs to be voted on. Bob D. asked if going to small claims court is an option. The By-Laws allows the Board to go to small claims court. This option should be discussed with Dick Nichols before proceeding.

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

Michael A. asked is there is any reason a *No Solicitation* notice cannot be posted near the mailboxes. Peter A. conveyed that we do have signs conveying *No Trespassing* at our main entrances.

Peter A. wants to commend the neighbors for clearing their easements and that he connected the owner of an undeveloped lot with Daniel Lopez to handle easement clearing on that specific lot.

13. Adjourn at 8:02 pm