

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Wednesday April 27, 2016, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:16 pm**

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Dick Nichols, Greg Nichols, John Thomason

**2. Member General Comments**

None

**3. Board Member General Comments**

**Chair, Legal Affairs Committee, General Comments**

Dick N. conveyed that he wrote a letter to the Bureau of Indian Affairs (BIA) regarding conversion of parcels into Trust. Dick N. will be attending a meeting next Thursday May 5, 2016 with District IV Supervisor Michael Ranalli to discuss the history of the relationship of Grassy Run Homeowners Association and the Rancheria.

Dick N. asked about the status of securing signatures on the Agreement for Extinguishment and Termination of Easements document. Peter A. conveyed that five (5) of the eleven (11) signatures have been signed. Peter A. conveyed that he contacted Joshua Young, Michael & Earlean Martin and Veronica & Gjal't Vanderwyk and Dorothy Milton to establish a timeframe to secure their signatures. Dick N. indicated that as soon as all signatures have been received, he needs to receive this agreement prior to the next Board meeting.

Jack M. conveyed that he sent pictures to the Board members of the approximately twelve (12) foot clearing that has been done around the perimeter of the BLM land. Jack M. also conveyed that he has had conversations with Carol Lewis of the Shingle Springs Rural Coalition, to stop the eight (8) parcels going into Trust. Dick N. conveyed that he is concerned with the Grassy Run Homeowners Association becoming a part of the Shingle Springs Rural Coalition presentation instead of us presenting on our own behalf.

Jack M. suggested that residents walking at dusk should carry a flashlight or wear reflective clothing so that they are visible to the traffic on the roadways.

**ACTION ITEM**

**4. Approve Board Meeting Minutes – Jack Martin**

Motion to approve the Board meeting minutes of March 31, 2016 – Jack M.

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

**5. Approve Annual Meeting Minutes – Jack Martin**

Vivian A. pointed out that she was informed that the minutes incorrectly identified Turkey Track as a lane and not a road. The Board agreed to amend the meeting minutes to correctly list Turkey Track as a road and then vote to approve meeting minutes with changes.

Motion to approve the Annual meeting minutes of April 9, 2016 with changes – Jack M.

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

**6. Approve Roads Committee Recommendation to Approve Project Request by Greg Nichols – Michael Arguien**

Michael A. explained this item. The Roads Committee members met with Dick & Greg Nichols on April 11, 2016 to review the work Greg N is proposing at the end of his driveway. Michael A. distributed drawings depicting this work.

There was discussion regarding the size of the grate and all parties agreed with what was opposed.

Greg N. explained how the pipes would be placed for the drain and grate. The purpose of the grate is to allow the leaves to drain through and not be stopped on top of the grate.

Michael A. suggested Greg N. review what was done on Turkey Track Road and Buck Mountain Road for examples of GRHA installed grates.

Motion to approve Greg Nichols request to install a drain inlet at the bottom of his driveway into the culvert on Grassy Run Road with a grate installed if the inlet is extended into the roadway – Michael A.

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

**7. Approve Roads Committee Recommendation to Pave Castle Lane – Michael Arguien**

Michael A. explained this item. The Roads Committee is recommending option 'B' for stability purposes. Need to get approval to do this on May 18<sup>th</sup> and 19<sup>th</sup> otherwise the contractor is booked through the end of August.

The work would entail sweeping Castle Lane on Wednesday May 18, 2016 with no road closure. The overlay would be applied on Thursday May 19, 2016 that would require a road closure between 7:30am to 4:30pm.

Michael A. provided Vivian A. the notices for posting.

Motion to approve contracting with Joe Vicini Inc to pave Castle Lane, per quote 6272, option 'B' in the amount of \$12,860.00 -

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

**8. Approve Roads Committee Recommendation to Pre-level Asphalt on Little Brush Ridge Road and Stones Throw Road – Michael Arguien**

Michael A. explained this item. The Roads Committee is recommending the work in quote 6331 for leveling and skin patching Little Brush Ridge Road and Stones Throw Road. Michael A. conveyed that the quote is conditional with performing this work in conjunction with the work for Castle Lane on Wednesday May 18, 2016.

Michael A. would like notices send out and posted for this work on Little Brush Ridge and Stones Throw Roads, indicating that there will be no road closures, however, equipment and men will be on the roadways, so safety of the workers is of utmost concern.

The work is the recommendation of the majority of members of the Roads Committee. Michael A. conveyed that the sound end of Reservation Road and Turkey Track Road will be what is left for road maintenance.

Motion to approve contracting with Joe Vicini Inc to perform "Leveling Coursing and Skin Patching" on Little Brush Ridge Road and Stones Throw Road per quote 6331, in the amount of \$6,372.00 – Peter A.

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

**DISCUSSION ITEMS**

**9. Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance is approximately \$27,890.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

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

Vivian A. conveyed that Peter A. and she will not be available for the June 29, 2016 Board meeting but would expect a quorum with the rest of the Board members attending the June meeting.

Michael A. conveyed that he may not be able to make the June 29, 2016 Board meeting. Dick N. suggested that the June and July Board meetings be combined and held mid-July. Vivian A. conveyed that she would check the Event Center calendar for available dates in mid-July.

Peter A. conveyed that property owners, Horace and Reather Holmes, cleared their easement on Turkey Track Road and had several trees removed from the edge of their property on Reservation Road as requested by the GRHA Board.

John T. conveyed that his wife, Norma, had a discussion with Reather, pointing out the dead trees that were subsequently removed.

Dick N. conveyed that the GRHA Board should commend Norma for pointing out the dead trees to Reather.

Greg N. asked if permission is needed to cut down dead trees. Jack M. suggested sending an email to the GRHA Board with a picture of the tree the property owner proposes to cut down.

**11. Adjourn at 8:08 pm**