

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday, April 30, 2014, 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

Members Present

Ray Sebastian, Donna Martin, Dick Nichols, David Irons, Mieko Saetta, Debbie Finch

2. Member General Comments

David I. indicated he was surprised and disappointed that construction of the bridge deck is being delayed and monies are being spent to slurry the roadways.

David I. believes the Board should focus on repairing the bridge because we have permits, contractor, etc. and the Board has the right to override decisions made by the Roads Committee.

Jack indicted his is not on the Roads Committee and did not have enough information at this point to make a decision either way.

Dick N. cautioned not to have a three members of the Board attend a Roads Committee meeting as that would indicate a quorum.

David I. indicated he wanted his views known outside of the Roads Committee as he no longer has time to be on the Committee due to his work obligations.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. conveyed that the insurance policy has been updated with the names of the roads in the Association.

Jack M. conveyed that he approved road permits for Ray Sebastian, Jason King and Cary Seabaugh.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of March 26, 2014 – Jack M.

Second – Donna A.

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

Nays: None

5. Retroactively Approve the term for Treasurer for the 2014 & 2015 ballots – Board

Jack M. explained that this item was discussed at the March 26, 2014 Board meeting and the intention is to allow the Treasurer and Roads Superintendent positions on the Board to be in the same election cycle.

The Treasurer position will be for a one (1) year term on the 2014 ballot and will appear on the 2015 ballot for a two (2) year term.

Motion to retroactively approve the term for Treasure to be one (1) year on the 2014 ballot and two (2) years on the 2015 ballot – Jack M.

Second – Vivian A.

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

Nays: None

6. Establish/Approval Fine Amount for Violation of Road Closure on May 14, 2014 – Roads Committee Spokesperson

Peter A. conveyed that the Roads Committee discussed imposing a fine for anyone violating the road closure on May 14, 2014 and believed \$200.00 should be the amount.

Peter A. contacted Dick N. to discuss the appropriateness of the fine being \$200.00 and Dick N. agreed with the amount and also forwarded Article VII to Peter regarding the closure fee amount.

Motion to approve \$200.00 as the amount of the fine for violation of road closure on May 14, 2014 – Donna A.

Second – Jack M. Ayes: Jack M, Donna A, Vivian A, Peter A.
Nays: None

7. Approve Tax Filing Fee Expense – Franchise Tax Board – Peter Abplanalp

Peter A. explained that there are no taxes due for 2013 but there is a fee for filing the tax return. Peter A. distributed to the Board members the letter from Paula Hegner, the GRHA Accountant who prepares the GRHA taxes, explaining the fee that is due.

Motion to approval the filing fee expense of \$10.00 for filing the 2013 GHRA taxes – Jack M.

Second – Vivian A. Ayes: Jack M, Donna A, Vivian A, Peter A.
Nays: None

8. Approve reimbursement of \$113.68 for 2014 election ballot materials and postage – Vivian Abplanalp

Vivian A. reviewed the details of the expense incurred for mailing the 2014 ballots as listed below.

Details of the reimbursement:

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/06/14	Envelopes / Labels - Walmart	\$14.32
04/07/14	Envelopes - Walmart	\$11.17
04/08/14	Printing / Copying - OfficeMax	\$31.49
04/09/14	Postage – eighty ballots @.70 cents ea.	\$56.70
	TOTAL	\$113.68

Motion to approve the reimbursement in the amount of \$113.68 to Vivian Abplanalp for expenses incurred for mailing the 2014 ballots – Peter A.

Second – Jack A. Ayes: Jack M, Donna A, Vivian A, Peter A.
Nays: None

9. Approve reimbursement of \$177.54 for notary charges, recorder's fee, cold patch – Peter Abplanalp

Peter A. reviewed the details of the expense listed below.

Details of the reimbursement:

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/26/14	Notary charge - two @ 10.00 ea. (removal of two liens)	\$20.00
03/26/14	Recorder's office fee - two @18.00 ea. (removal of two liens)	\$36.00
03/26/14	Postage (9) Statements @.49 cents	\$4.41
03/01/14	Postage (2) resend ballot @.49 cents	\$0.98
04/13/14	Cold Patch (Sakrete) fifteen bags	\$116.15
	TOTAL	\$177.54

Motion to approve the reimbursement in the amount of \$177.54 to Peter Abplanalp for notary charges, recorder's fees and cold patch – Vivian A.

Second – Donna A. Ayes: Jack M, Donna A, Vivian A, Peter A.
Nays: None

DISCUSSION ITEMS

10. Road Update, Bridge Cost, Road Work Day Party July 12, 2014 – Peter Abplanalp

Peter A. conveyed that the next slurry work on the roads is scheduled for Wednesday May 14, 2014.

Peter A. conveyed that a bid for the bridge deck work in the amount of \$78,000.00 came in the afternoon of the last Board meeting and there was not enough time to review it. The Board needs to set the expectation that the bridge will be quite costly and the Board will need to build a reserve to pay for it.

Peter A. conveyed that Road Work Day Party will be held on Saturday July 12, 2014. Communications will be sent out and posted one week in advance.

REPORTS

11. Treasurer Update – Peter Abplanalp

Peter conveyed the operating balance is the same as reported at last month's Board meeting.

After the expense of the slurry work, the operating account balance will be approximately \$45,000.00

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

David I. pointed out that the cost for the bridge work keeps going up as scope is increased and our current contractor was not willing to have the appropriate liability insurance to perform the work. David I. believes we should do the bridge work as soon as possible.

The proposal from Pitzer & Sons Construction is \$65,000.00 due to his concrete subcontractor price increase. Another proposal from Doug Veerkamp is quoted at approximately \$78,000.00.

13. Closed Session – Discuss Current Status of Fines and Liens – Board

The Board reported that, in closed session, the Board discussed the following items: (1) current status of outstanding fines and the conclusion was to continue the current process of sending statements to collect the fines, (2) imposing liens on properties that are in arrears of January 2014 semi-annual dues and the conclusion was to process liens on the properties.

14. Adjourn at 8:22 pm