

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday August 26, 2015, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:17 pm

Board Members Present

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

Members Present

Dick Nichols, Debbie Finch

New Members Present

Amber Lehman

2. Member General Comments

Jack M. explained the format and agenda of the meeting to the new member, Amber Lehman.

Amber L. inquired about clearing trees on their property, especially a tree that is rubbing on the house. Jack M. conveyed that someone from the Board can come by and review

Dick N. conveyed that he will be cutting down dead trees and requesting Jack M. to come by and review them.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. asked that the Board member introduce themselves to Amber L.

Jack M. conveyed that he re-activated the GRHA Facebook page. The Facebook page is – Grassy Run HOA.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Debbie F. conveyed that she referenced all hydrants, not a specific one when discussing the blocked hydrants at the July Board meeting. Vivian A. will make the necessary changes to the meeting minutes of July 30, 2015.

Motion to amend and approve the Board meeting minutes of July 30, 2015 – Peter A.

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

DISCUSSION ITEMS

5. Delivery of Welcome Packet and obtaining contact information (email, phone numbers) of new property owners - Board

Peter A. conveyed that John Thomason brought up this item at the last months Board meeting.

Peter A. explained that new property owners are entitled to receive a Welcome Package. Peter A. feels that the President or Vice President should deliver this packet and track that the packets have been delivered. Jack M. agreed with these comments.

6. Review and get clarification on Reserve Fund account allocation (date it should be posted, account it should be posted to, etc.) – Peter Abplanalp

Peter A. conveyed that the Board decided at the 2015 May Board meeting to allocate 15% or \$7,290.00 per year for the reserve fund. This year (2015) 50% or \$3,645.00, will be applied to the reserve; because this was approved mid-year. At this time, this money is in the GRHA General Account. Going forward, the monies for the reserve fund will be saved in the GRHA Savings Account.

Dick N. believes that the two GRHA Legal Defense Fund accounts should be merged into one and suggested that an action item be placed on the September 30, 2015 for the Board to approve this merger.

7. Responsibility of parcel owners for roadside ditch maintenance, clearing brush, and removal of leaves in easements – Michael Arguien

Michael A. conveyed that the Roads Committee members have been discussing what improvements will be done and what improvements the Committee wants to have completed. The Committee wants Wade Ehrlich to do V-ditching and clear culverts under the roadway in selected areas as well as have Wade review the roadways and provide a quote for work.

Michael A. explained that any work the Roads Committee is completing is not taking away the responsibility of the property owner easement maintenance today and in the future.

There is the potential for a large amount of rainfall this winter. GRHA needs to conduct this preventative maintenance to protect the prior work that has been done on the roadways.

Notice will be posted identifying the address that will be affected by the V-ditching and culvert cleaning.

Dick N asked if it would be possible for individual homeowners to contact Wade Ehrlich for work that is not identified by the Roads Committee plan. Michael A. conveyed that individual homeowners can contact Wade Ehrlich.

Jack M. asked the Roads Committee to vote on the items and present to Board for approval.

REPORTS

8. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$34,500.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that six (6) property owners have not paid the second installment of annual dues and have been charged late fees.

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

Peter A. conveyed El Dorado Irrigation District (EID) dug up Grassy Run Road and did a poor job of patching it. Michael A. mentioned that it would be difficult to get EID to fix their patching.

Amber L. asked if anyone has internet access as they are having a difficult time getting reliable service at their property. Attendees mentioned several solutions and options.

10. Closed Session – Status of Potential Litigation – Board

The Board determined that it should take affirmative action to finally resolve an issue raised by a resident member of the Association concerning the status of a passageway affording ingress to and egress from a home on a parcel located within Grassy Run. The Board further directed the Chairman of the Legal Committee to take appropriate steps to implement its determination.

11. Adjourn at 8:35 pm