

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday August 27, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst

Members Present

Debbie Finch, John Thomason, Dick Nichols, Dennis McFarland

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Jack M. conveyed his thanks to the Roads Committee members Peter Abplanalp, John Thomason, Barb Sebastian, Jason King and Mike Arguien for the road work paving done on upper Little Brush Ridge Road.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of July 17, 2014 – Peter A.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

5. Approve Roads Committee to purchase reflective pavement markers – Peter Abplanalp and Roads Committee

Peter A. conveyed that Barb S. researched four to five vendors for purchasing pavement markers after the Roads Committee decided to install the markers themselves instead of having Wade Ehrlich General Engineering to provide and install them for a savings of \$263.37.

<u>Description</u>	<u>Amount</u>
White 2-way reflective markers (Box of 50)	\$80.91
Blue 2-way reflective markers (Box of 50)	\$113.64
Bott's Dots 4" (Box of 50 x 2)	\$100.00
Shipping & Handling	\$97.34
TOTAL	\$391.89

The blue markers will be used to identify the locations of fire hydrants, the white markers will be used to identify the edge of the road and the bott dots will be placed on the approaches to the bridge to slow traffic crossing the one-lane bridge.

Dennis M. identified a method to adhere the bott dots to the road surface instead of using epoxy.

Motion to approve the Roads Committee to purchase reflective pavement markers, including shipping and handling charges in the amount of \$391.89– Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

6. Approve Wade Ehrlich General Engineering invoice for extra brush clearing on 8/7/2014 – Peter Abplanalp and Roads Committee

Jack M. conveyed that he did not get a chance to send a letter to property owner to clear the ditch prior to the drainage work completed in August 2014.

Motion to approve Wade Ehrlich General Engineering invoice for extra brush clearing on 8/7/2014 in the amount of \$315.00 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

7. Approve Road Committee to purchase additional rock for culvert – Peter Abplanalp and Roads Committee

Peter A. conveyed that there are two culverts on 5161 Little Brush Ridge Rd that are collection points for water runoff that drain onto the property causing erosion.

John T. provided estimate from Acer Rock for \$500.00 for the purchase of rock to be coordinated and placed in the culvert by the property owner.

Motion to approve the purchase of additional rock for culvert at 5161 Little Brush Ridge Rd in the amount of \$500.00 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

DISCUSSION ITEMS**8. Possible uses for additional unspent CSD funds – Dick Nichols and Board Members**

Dick N. conveyed that he received a call from Joe Harn, Auditor-Controller of El Dorado County, indicating that due to an accounting error, there is approximately \$19,000.00 of unspent CSD funds that need to be addressed.

Dick N. suggests that LAFCO receive \$5,000.00 as they under billed for the start of the dissolution of the CSD.

Suggestions were discussed - repaving Greenstone Rd between the ramps to highway 50, repaving the portion of Buck Mountain outside the GRHA boundary or landscaping along Grassy Run Ct across from the Jehovah's Witnesses Church.

Dick N. proposed a recommendation to the Board that the \$14,000.00 to be used against payments of HOA's future insurance premiums until funds are exhausted. Board members agreed. Dick N. will contact the County to discuss.

9. Residents responsibility for easement clearing in fall for preparation of winter – Roads Committee

Peter A. conveyed that easements, this past spring, were cleared by property owners that received a letter, along with pictures of their property with areas needing clearing. Peter A. suggested that this process be continued both spring and fall.

Another round of clearing requests will be sent out this fall.

Dick N. asked if we sent out anything in the past. Vivian referenced letter from November 2013 that was sent out.

Vivian A. asked that if the fall notice for the rainy season should be in the same language as the spring notice for fire season. Dick agreed.

10. Review Proposed By-Laws – Governing Documents Committee

Dick N. asked if there were any comments on the proposed By-Laws.

Vivian A. discussed her comments.

REPORTS**11. Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance, approximately \$40,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrun.hoa.

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

Vivian A. conveyed that copies of proposed By-Laws and proposed CC&R's will be mailed to non-resident property owners for their review and comment. Vivian A. asked the Board if all the receipts for postage can be submitted for reimbursement after mailings were complete. The Board agreed.

13. Adjourn at 8:40 pm