

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, August 29, 2013, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:18 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst, Michael Arguien

Members Present

Dick Nichols, Ed & Helen Canizales

2. Member General Comments

Dick N. recommended the Board go into closed session to discuss the economic status of the Association. Board agreed with the recommendation and went into closed session.

The Board reported that, in closed session, the Board, by a unanimous vote of 3-0, has authorized Peter Abplanalp to communicate and meet with Bruce Inman, Attorney in Sacramento, to take the necessary steps in establishing the legal status of the Grassy Run Homeowners Association.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Vivian A. referenced the discussion in the last board meeting regarding rescheduling the October meeting from October 31, 2013 to October 17th, 2013. Vivian A. indicated that if the October meeting was going to be held on the 17th that the Treasurer and Secretary would not be present and there would be no treasurer's report and someone would have to volunteer to take the meeting minutes.

Dick N. suggested moving the October Board meeting to November 14, 2013 and since the last Thursday of the month in November is Thanksgiving (November 28th), changing that meeting date to November 14th would work as well. Vivian A. will confirm the availability of the Event Center for a November 14, 2013 Board meeting.

The December Board meeting is scheduled for December 26, 2013 and it has been decided that at this time, the December Board meeting is cancelled.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Motion to approve the July 25, 2013 Board meeting minutes – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A,

Nays: None

5. Approve reimbursement of \$145.19 for postage to mail statements and invoices, ten (10) sacks of Sakrete (cold patch) and two (2) traffic cones – Peter Abplanalp

Peter A conveyed the ten (10) sacks of Sakrete were used to patch pot holes on Reservation Road and Stones Throw Road. \$116.15 was expensed against the Roads Committee budget.

The two cones were purchased to mark the culverts on Reservation Road after the slurry work was performed, so that people are aware of the drop-off. \$12.94 was expensed against the Roads Committee budget.

Postage was used to mail 26 statements on August 1, 2013 and nine (9) invoices for late payment were mailed on August 18, 2013.

Peter A. submitted receipts to Jack M. for review.

Motion to approve reimbursement in the amount of \$145.19 for postage to mail statements and invoices, ten (10) sacks of Sakrete (cold patch) and two (2) traffic cones – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

DISCUSSION ITEMS

6. Discuss issue of the Rancheria acquiring the BLM land adjacent to our community and Linda Kelly's contacts with the Rancheria and BLM – Jack Martin

Jack M. conveyed that Linda Kelly received a letter from the Rancheria indicating the federal review of the BLM land found that part of her property encroached on the Rancheria property. Linda tried to reach out to the Tribe and also spoke to BLM in Folsom. Linda was told that the boundaries are fine and her property is not on the Rancheria land. Linda tried to contact the Tribe a second time, with no response.

Dick N. explained that the county has dedicated to public use some of Shingle Springs Drive but there is no access to the public road besides going over private land. There are parcels in the Buckeye HOA that may front on the public portion of Shingle Springs Drive.

The Rancheria has purchased two parcels in the Buckeye HOA to provide access to Green Valley Road. The Rancheria wants the BLM land that they claim is adjacent to their property, however, the BLM land and the Rancheria is separated by Linda Kelly's property. HR6532 would put 40 BLM acres in trust to the Department of the Interior for the Rancheria to use the land with the condition that it not be used for gaming reasons.

Tom McClintock held a Town Hall meeting (attended by Jack M, Linda K, Vivian A, Peter A.) in early August. Jack M. questioned Tom McClintock about his sponsorship of HR6532 and pointed out that (1) Tom McClintock should 'check his facts' as to the validity of the Rancheria's claim of being adjacent to the BLM land; (2) that the limitation on the use of the land only indicates no gaming can be conducted, with no mention of limitations concerning the use of the land for concert or other types of venues; (3) and their claim to having public access to Green Valley Road.

Tom McClintock's office did not seem receptive to Jack's comments, but seemed to be receptive when Linda Kelly indicated she received a letter from the Rancheria claiming her property encroached on the Rancheria property, displayed the letter, indicated she called the BLM, who reassured her that her property did not encroach on the Rancheria and provided copies of the letter and information she gathered.

Jack M indicated he is constructing a packet to send to the Department of the Interior chronicling the Rancheria's conversations and false statements they have made concerning the BLM land. Dick N. asked if other property owners received letters. Jack M. indicated he spoke to Kathryn Locatell and she did not receive a letter. Peter A. conveyed that he did not get a letter either.

Dick N. suggested that copies of the packet Jack M. sends to the Department of the Interior should also be sent to Tom McClintock's office and another copy to Diane Feinstein's Senate office.

7. Update on road maintenance performed Friday August 23, 2013 – Roads Committee

Peter A. conveyed that the Roads Committee met on Monday August 26, 2013 to discuss the results of the slurry work completed on August 23rd. The Committee members all agreed that C&M did a good job. The slurry should protect the road for 7 to 10 years.

The Committee also discussed the necessity of stripping the speed bump at the entrance by the mail boxes and the culverts, where the slurry coating was applied, for visibility and safety reasons. A written bid is needed before any work can be performed.

The Roads Committee will walk the roads and compile a list of the roadways where the next slurry coating work will be performed.

The Roads Committee also discussed the bridge deck replacement. Another bid has been received from Tom Web, the subcontractor that replaced the concrete piers last year. The overall decision of the committee was to push the bridge deck replacement work to next year due to timing of being too late in the year to start this work.

The Roads Committee discussed the following points during the planning of the bridge deck replacement next year:

- How do we allow traffic to pass during construction?
- Can barricades be used to close the bridge to traffic at night?
- What types of communications are needed and the timing of these communications to the property owners that would be affected by the construction work?

The Roads Committee also discussed the condition of the ditches on the upper North side of Little Brush Ridge Road. The ditches and culverts need to be cleaned out to have the rain water flow properly down the side of the road and not across the road, which undermines the roadway.

David Irons is providing Michael Arguien contact names for bids for the work on the north side of Little Brush Ridge Road and Michael A. will represent the Association for these efforts and any future efforts the Roads Committee undertakes.

REPORTS

8. Treasurer Update – Peter Abplanalp

Peter A. conveyed checking account balance is \$65,831.21. The expense for the slurry work, in the amount of \$18,990.00 is a pending expense against the checking account balance. \$40,000 has been earmarked for bridge deck replacement construction efforts.

Collection of dues – status

Nine (9) property owners have not paid the second installment (July) of dues by August 18, 2013 and have been charged a \$30.00 late fee. Late Fee notices were mailed to these property owners on August 18, 2013.

Liens were filed on August 28, 2013 on three (3) properties. Peter A. paid an additional fee for the County Recorder to notify the property owners that a lien has been placed on their property.

Peter A. referenced meeting minutes of April 5, 2012 where the Board approved an amount of \$45.00 for Ken Lee to purchase a No Trespassing sign to be placed at the gates at the West end of Reservation Road and the Rancheria. Reimbursement was never made. Peter A. received from Ken Lee the receipt for the sign purchase in the amount of \$65.69. Peter A. went ahead and cut the check for the approved amount of \$49.00 and an action item will be placed on the September Board meeting to approve the reimbursement of \$16.69 to Ken Lee, representing the remaining balance of the expense.

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

Ed C. indicated that the questions he had regarding the bridge deck repairs and the Rancheria acquiring the BLM land adjacent to our community and Linda Kelly's contacts with the Rancheria and BLM were answered during the conversations in the meeting.

10. Adjourn at 8:14 pm