

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday August 30, 2012, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville, Drive, Placerville, CA 95667
www.grassyrunhoa.org

1. Convene at 7:16pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Board Members Absent

Ken Lee

Members Present

Mieko Saetta, Michael Arguien, Debbie Lockhart, Ron Lockhart, Michele King, Ray Sebastian, David Irons

MEMBER GENERAL COMMENTS

2. Member General Comments

Mieko S. suggested the meeting start with introductions as new member Michael Arguien was present.

Ron Lockhart inquired about the road work currently being performed by Joe Vicini, Inc. in front of his residence and asked whether the road work included paving the shoulder of the road. David Irons explained that the work being done is to shore up the edge of the road pavement, using an aggregate base and paving on top to create the proper drainage.

Ron also inquired about the curb on one side of the pavement and asked whether curbing for the other side of the pavement was considered. David explained that the drainage being constructed will be fine at this time as there is no problem with water shedding off the pavement, requiring a curb to resolve that situation.

David mentioned that future possibilities might include installing a culvert in front of 5470 Grassy Run Road along with a catch basin. The current design of the drainage project should hold up to the weight of vehicles traveling on the roads, especially where the roads are narrow and two vehicles are passing.

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENTS

3. Board General Comments

Jason K. reported that the Volunteer Road Work Day is scheduled for Saturday September 22, 2012. He will send out emails and post notices in advance to communicate the actual date.

Chair, Legal Affairs Committee – None
General Comments - None

ACTION ITEMS

4. Approve meeting minutes of July 26, 2012 – Jack M.

Motion to approve the July 26, 2012 meeting minutes – Jason K.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K

Nays: None

5. Bridge Repair – Jason K.

Jason opened the discussion by mentioning the Road Committee discussed recommending the removal of the concrete from the top of the bridge to address the rotting wood underneath instead of installing ten foot diameter culverts under the bridge and filling the surrounding area under the bridge with cement.

David Irons gave some background identifying the major concern is the bridge handling the weight of the vehicles traveling over it. The bridge is constructed of 2 flat railroad cars, laid side by side with concrete on top. The piers in the middle of the bridge are failing and the girder is bent, warped and rusting.

David's recommendation is to replace the piers and the concrete bridge deck. The engineer that initially inspected the bridge recommended replacing the piers, but did not address the deck. A bid from Pitzer and Sons Construction that we previously presented to the Board at a cost of \$28,000, did not include replacing the deck. However, the rotting wood under the bridge deck is a much bigger problem than the piers. The places where the wood is rotting creates a liability that the concrete bridge deck might not be supported correctly.

David discussed with Fish & Game the idea of installing the culverts instead of fixing the bridge deck. This was met with a negative response and most likely would require an Environmental Impact Report, costing more money and time.

Steve Pitzer of Pitzer and Sons Construction, has estimated the contract to replace the piers and the concrete bridge deck at \$50,000. David is working on more detailed drawings of the bridge work being requested. These drawings will be forwarded to Steve in a day or two to get a firm price. It is expected that a firm price can be determined the week of September 4, 2012. Steve is also willing to work out a payment plan, with a percentage due in 2012 and the balance in 2013.

Pitzer and Sons Construction work of tearing off the concrete deck of the bridge would render the bridge un-usable. Lightweight vehicles would be allowed to cross the bridge in 2 to 3 weeks after completion of the repair work and heavy vehicles allowed in 4 to 6 weeks. The question was raised about contacting the Rancheria to ask permission for the homeowners impacted by the bridge closure to use the roadway on the reservation property. It was suggested that Dick Nichols contact the Rancheria as he has had favorable contact with them in the past. If no agreement is reached, the bridge could be repaired one side at a time, costing more money as the bridge would have to be shored up to stabilize it.

David recommends fixing the bridge now and going with the partial payment plan.

Mieko S. asked if the Board could vote to move forward with the bridge repair work or would it need to go to the members for a vote. Jack M and Jason K. indicated the Board could vote to move forward.

Ray S. asked about constructing a temporary dirt road on the side of the bridge as was done in the past. David I. did not believe Fish & Game would approve of this and could cost the association fines.

There was no motion or vote to proceed with the bid from Pitzer and Sons for the bridge repair work to begin, however, Jack M. requested that David I. go ahead and complete the drawings and contact the contractor to get a firm bid. Jack would contact Dick N. to discuss contacting

the Rancheria for permission to pass on their property for 6 weeks once the bridge repair work is scheduled to begin.

DISCUSSION ITEMS

6. CSD Contract Update – Dick N.

No update as Dick was not present at the meeting.

7. Road Committee Report – David I.

David reported that the \$80,000 budget is open-ended, however, everything appears to be on track with the dollars budgeted.

It is expected to take a month to complete all the work. Work on Turkey Tract is expected to begin on August 31, 2012. The work and paving from the mailboxes to Castle Lane is could be accomplished all at once.

Debbie Lockhart inquired about the lights to illuminate the main mailbox site. Jack M explained the purpose of the proposed lights. Peter A. added additional comments based on the information Dick Nichols had sent to the Board for review.

REPORTS

8. Treasurer report – Peter A.

No checks have been written this month. Collections this month totaled \$1,396.

We have expended \$8,500 on permits, contractor work, county fees and Fish & Game fees for planning the bridge repair work.

It has been determined that the Association has a credit of \$950 with the county. A refund will be requested.

In a previous Board meeting, purchasing additional checks to be used with QuickBooks was discussed. An action item will be added to the September 27, 2012 Board meeting to present costs of the checks and approval to purchase the checks.

9. Road Permit – 4910 Reservation Road for Diamond Crane Co. – Jack M.

Jack M. issued a road permit to 4910 Reservation Road for work on the property. No further comments by the Board.

10. Adjourn at 8:11 pm