

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Tuesday December 15, 2015, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:15 pm**

Board Members Present

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

Members Present

Linda Kelly, Debbie Finch, Dottie Milton, John & Norma Thomason, Ken & Chris Lee, Dick Nichols, Donna Martin

Non-Member Guests Present

Ron McNamee, Carol Louis, Ernie Louis, James Williams, Lori Parlin, Ron Ekelund

**2. Member General Comments**

Dick N. suggested the presentation by Linda Kelly and the Buckeye North and South Rancheria residents be discussed in General Comments. Jack M. asked Linda Kelly to convey her past conversations with the Tribe concerning a construction trailer on the BLM land opposite Linda Kelly's property.

Dick N. indicated the BLM land in trust cannot have or be used for gaming purposes. Linda Kelly showed the properties in question on a map.

Jack M stated the best interest of the GRHA is to plot a course of action regarding immediate roads and boundary space. Attendees exchanged phone numbers and contact information, to exchange information when necessary with other community groups.

Jack M. asked whether it was appropriate for GRHA Board member(s) to attend other communities Board meetings. Board members were advised that they could attend any meeting but could not represent the GRHA Board at such meetings.

Ken L conveyed that the bridge abutment needs maintenance to minimize erosion on both sides of the bridge.

**3. Board Member General Comments**

**Chair, Legal Affairs Committee, General Comments**

Jack M. conveyed that the truck that delivered appliances to his residence was bigger than what was discussed with company. Jack M. just wanted the Board to be aware of the delivery company's transgression.

Vivian A. conveyed that she will be contacting the Placerville branch of the El Dorado County Library system to determine if April 9, 2016 is available as a possible date for the GRHA Annual Meeting. Dick N. asked if other dates can be proposed as well.

**ACTION ITEM**

**4. Approve Board Meeting Minutes – Jack Martin**

Motion to approve the Board meeting minutes of November 3, 2015 – Jack M.

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

**5. Approve the renewal of Directors & Officers liability insurance with AON – Peter Abplanalp**

Motion to Approve expense of \$2233.00 to Aon Association Services, a division of Affinity Insurance Services Inc., for the renewal of the Grassy Run Homeowners Association Directors & Officers liability insurance – Michael A.

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

**6. Approve the renewal of GRHA Commercial liability insurance – Peter Abplanalp**

Peter A. explained this item.

Motion to Approve expense of \$2624.00 to Mother Lode Insurance, for the renewal of the Grassy Run Homeowners Association Commercial liability insurance. – Vivian A.

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

**7. Approve Reimbursement for December 2015 Expenses – Peter Abplanalp**

Peter A. explained the items listed below.

GHRA EXPENSE REPORT December 2015 - PETER ABPLANALP

<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/04/15	U.S. Post (.49 x5) October Statements	\$2.45
11/01/15	U.S. Post (.49 x4) November Statements	\$1.96
12/04/15	U.S. Post (.49 x4) December Statements	\$1.96
10/03/15	Paper - three reams @ \$6.29 ea.	\$20.38
11/14/15	U.S. Post ( \$6.74 x3) Registered letter Lien notices	\$20.22
12/15/15	U.S. Post (.49 x80) Mail invoices for 1 <sup>st</sup> installment 2016 dues	\$39.20
TOTAL		\$86.17

Motion to approve reimbursement of \$86.17 for the following December 2015 GRHA expenses – Michael A.

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

**8. Approve Retention of Ron Reis for Consultation and Possible Action on Easement Matters - Board**

Dick N. proposed having agenda items #8 and #10 discussed together as they are the same issue. The Board agreed with this proposal.

Michael A. and Dick N. looked at the easement situation between the two parcels in question

The easement is located in such a manner that trees cover the western portion of the easement, prohibiting anybody from passing through the easement. The state of the easement leads to the conclusion that people have been trespassing on the adjacent parcels. Property owners are entitled to put up fences with gates across driveways and fence their property.

Ron Reis has knowledge in Real Estate Law & Title Law. Ron Reis was a recommendation from Dave Wadell and El Dorado County recommended Ron Reis to Michael A. Ron's fees are \$50/hour.

Motion to Approve retention of Ron Reis for consultation and possible action on Easement matters – Vivian A.

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

Jack M. asked that an action item be placed on the January 7, 2016 Board meeting agenda to approve a cap/not to exceed amount for Ron Reis's services. Vivian A. acknowledged request.

**9. Possible Erection of Barrier on Reservation Road at Rancheria Boundary - Board**

Jack M. conveyed his conversation with Jason King in regards to this item. Dick N. conveyed his conversation with Barbara Sebastian indicating there is an existing permit to put up a gate at that location. Dick N. had a conversation with Peter A. about taking the gate at the main mailboxes and putting the gate at the boundary line.

A gates committee was in existence several years ago, however it is not actively meeting. If there needs to be further discussion about a gate on Reservation Road at the Rancheria boundary, the committee should be resurrected.

Motion to authorize and direct the Roads Committee to do whatever is necessary to see to it that a lockable gate can be erected on Reservation Road at the north boundary of the Rancheria – Jack M.

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

## DISCUSSION ITEMS

### 10. Discussion Concerning Easement Over Parcel on Little Brush Ridge Road - Board

This item was discussed in conjunction with action item #8 - Approve Retention of Ron Reis for Consultation and Possible Action on Easement.

### 11. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$12,900.00. The reserve account balance is approximately \$10,250.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

Peter A. conveyed that invoices for the first installment of the 2016 annual dues, including the Presidents letter by Jack M. were mailed on December 15, 2015. Peter A. conveyed that one property owner will receive a lien for outstanding 2015 annual dues.

Dick N. conveyed that he understands that the GRHA is setting aside a percentage of the annual dues in a reserve account. Dick N. believes that the GRHA should establish a percentage of the annual dues be set aside for the Legal Defense Fund as well.

An action item will be placed on the January 7, 2016 Board meeting agenda to determine and approve a percentage of the annual dues to allocate to the Legal Defense Fund.

## CLOSED SESSION

### 12. Possible Litigation

The Board determined that it should take affirmative action to establish the release and extinguishment of an easement and pursue the remedy to protect Grassy Run, GHRA and its members and residents.

The Board further directed the Chairman of the Legal Committee to take appropriate steps to implement its determination.

## REPORTS

None

### 13. Additional Comments – Members, Board Members, Chair, Legal Affairs Committee

None

### 14. Adjourn at 9:52 pm