

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Wednesday February 22, 2017, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:17 pm**

Board Members Present

Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Board Members Absent

Jack Martin

Members Present

Dick Nichols, John Thomason

**2. Member General Comments**

John T. suggested that in the months of December and January, someone is hired to ensure culverts and ditches are cleared out prior to and after any storms that may occur. At times, many culverts are covered with mud, preventing the water to drain properly.

It was conveyed that a notice had been sent to a neighbor on Stones Throw and Little Brush Ridge Roads about a blocked culvert. Dick N. conveyed that something more than a comment may need to happen and suggested these comments be brought to the Roads Committee and a letter drafted to the Board to address.

Dick N. conveyed that if the Board does hire someone for this work that the cost of doing so is charged back to the property owners.

Michael A. asked, as an Association, does who we hire have to be bonded, insured, etc.?

Dick N. stated that, because we are not covered by the requirements of Davis-Sterling, he sees no reason why the Board could not hire anyone and bill the property owners.

Dick N. and Barb Sebastian will be working on a revised policy for delinquent property owners for bi-annual easement cleanup. A revision of existing operating rule is something the Board can approve and does not need a membership vote. The approval of the proposed revision of the existing operating rule would be an agenda item for a monthly Board meeting and communicated to members of the Association with the next easement clean-up notice.

**3. Board Member General Comments**

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

None

**ACTION ITEM**

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

Motion to approve Board meeting minutes of January 25, 2017 – Rama P.

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

**5. Approve the Candidates for Vice-President, Treasurer and Roads Superintendent on the Election of Directors Ballot – Nominating Committee & Board**

Vivian A. conveyed the contents of an email received from Jack Martin on behalf of the Nominating Committee announcing the candidates for the open positions on the Board – Rama Potter for Vice-President, Melanie O'Donnell for Treasurer and Michael Arguien for Roads Superintendent.

Vivian A. then passed around a draft ballot for discussion and approval.

Motion to approve the candidates – Rama Potter for Vice-President, Melanie O'Donnell for Treasurer and Michael Arguien for Roads Superintendent and ballot – Rama P.

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

**6. Approve Inspector of Elections – Vivian Abplanalp**

Vivian A. conveyed that she spoke to Norma Thomason asking her if she would volunteer to be the Inspector of Elections for 2017. Norma T. agreed to be the Inspector of Elections.

Motion to approve Norma Thomason as the Inspector of Elections and Norma Thomason is empowered to obtain assistance in the duties of Inspector of Elections – Vivian A.

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

**7. Discuss/Approve the Agenda for the April 8, 2017 GRHA Annual Meeting – Vivian Abplanalp**

Vivian A. led the discussion to determine items that will appear on the Annual Meeting Agenda.

Motion to approve the annual board meeting agenda with changes discussed – Rama P.

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

**8. Approve Reimbursement of January and February 2017 Expenses – Peter Abplanalp**

Peter A. explained the listed items. Peter A. further explained the expense item related to the removal of the dead fawn. El Dorado County Animal Services will not charge to deal with an injured deer but will charge to handle a dead deer/fawn.

## GHRA EXPENSE REPORT January &amp; February 2017

## PETER &amp; VIVIAN ABPLANALP

Date	Description	Amount
01/21/17	Library Reservation Fee for April Annual meeting (Vivian)	\$25.00
02/02/17	U.S. Post ( .47 x23) February Statements	\$10.81
02/02/17	U.S. Post ( .21 x1) February Statements	\$0.21
02/10/17	U.S. Post ( .47 x 1) Notice of Election (Vivian)	\$0.47
02/10/17	El Dorado County Animal Control (removal of dead fawn)	\$135.43
02/13/17	Notary Fee	\$15.00
02/13/17	El Dorado County Recorder (removal of lien)	\$18.00
02/18/17	U.S. Post ( .47 x4) Invoices for Dues Late Charges	\$1.88
TOTAL		\$206.80

Motion to approve the reimbursement of \$206.80 to Peter Abplanalp for the February Treasurer expenses and Vivian Abplanalp for the January and February expenses in support of the GRHA Annual meeting as identified above – Rama P.

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

**9. Discuss/Approve the Purchase of T-Posts for Marking all Culvert Inlets – Michael Arguien**

Michael A. conveyed that the T-posts would be used to mark the inlet pipes/culverts that are the responsibility of the Association to maintain and keep clear and do not include marking the culverts that are the responsibility of the property owner(s) to maintain and keep clear.

John T. acquired a quote from Home Depot of \$94.36 to purchase 21 T-posts.

Michael A. conveyed another option would be to place a reflector at the edge of the road marking were the pipes/culverts are located.

Peter A. suggested that the Board approve the money to purchase the T-posts and allow the Roads Committee to determine where to place the T-posts.

Motion to approve the purchase of 21 6-foot steel T-Posts, at a cost of \$94.36, to mark all culvert inlets that are the responsibility of the Association to maintain and clear, making it easier to identify exactly where the culverts are located – Rama P.

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

**DISCUSSION ITEMS****10. Update on the condition of the roadways as a result of the recent rains, including intersection of Reservation and Stones Throw Roads – Michael Arguien**

Michael A. conveyed that he spoke to Wade Ehrlich of Wade Ehrlich General Engineering and confirmed we have not had enough of a dry spell to address the road issue. Discussed if we want to consider a temporary repair by filling with a concrete patch or put a road plate over the spot or leave as is.

Michael A. conveyed he is noticing other areas of the roadways that may come to the same fate.

**11. Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance is approximately \$21,000.00. \$3,645.00 was transferred to the Reserve Fund and \$2,430.00 was transferred to the Legal Fund. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

Peter A. conveyed that all but 3 property owners have paid the January 1, 2017 dues.

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

Michael A. asked if the quote from Wade Ehrlich is received for the concrete patch, does the Board need to approve the expense. The Board conveyed that funds for this road repair were approved in the January 25, 2017 meeting and should cover the expense.

Dick N conveyed at last month's meeting, that the Bureau of Indian Affairs (BIA) approved the application by the Tribe to take parcels into Trust. Dick N. has suggested that BIA condition their approval upon commitment by the Tribe that the property be used for residential property. The BIA is not doing that. Dick N concluded that it would not be in the GRHA's interest to appeal the decision. However, the El Dorado Counsel has filed an appeal. Dick N. has talked with their president and conveyed that the GRHA would not commit to the appeal. The Board should have gotten a copy of the appeal and Peter A. confirmed that the Board has gotten a copy.

Rama P. asked about the progress of the extinguishment of the easements and Dick N. conveyed that he had no updates at this time.

**13. Adjourn at 8:40 pm**