

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday February 24, 2016, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

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

Members Present

Barb & Ray Sebastian, John Thomason, Ron Sanders, Dick Nichols, Josh & Mary Ann Young, Brian Chord

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. suggested that an update on the easement issue be discussed for the benefit of the new property owners Josh & Mary Ann Young, present at the meeting. Jack M. explained that the easement in question is the one between the Young property and the Van Vanderwyk property.

Jack M. conveyed that property owner Nathan Pohl has indicated that anybody can come by and take the tree that fell on to the backside (Turkey Track Road) of the property. Vivian A. will post a note at the main mailbox location on Thursday February 25, 2016.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of January 27, 2016 – Jack M.

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

5. Castle Lane – Board

Dick N. conveyed that the Board, at the January Board meeting, that he thought an agreement concerning Castle Lane with Charles and Julie Caraway was completed, but it was not. A subsequent meeting arrived at an agreement that was proposed to Charles and Julie Caraway and attorney. Dick N. conveyed that yesterday he was contacted by the Caraway attorney conveying that the agreement has been accepted by Charles and Julie Caraway. Since Dick N. has not received the signed copy of the agreement, the agreement cannot be signed by the Board members at this meeting. The signing of the agreement will take place at the next Board meeting.

Jack M. explained the contents of the agreement and how the Board negotiated it to recognize Castle Lane as a road, as a reply to Barb S. question about treating other areas the same way. Jack also explained that the road will fall under the regular road maintenance for this year. Dick N. conveyed that the condition of the road and slope pose a potentially dangerous situation so addressing the maintenance of this road this year is prudent.

Barb S. contends that how the Board came to the agreement and the schedule of when this road will be maintained is not fair to others who are waiting for road maintenance.

No motion was made on this item.

6. Approve Candidates for President and Secretary on the Election of Directors Ballot – Nominating Committee & Board

Dick N. conveyed that there are no additional volunteers for the open positions of President and Secretary.

Vivian A. reviewed the proposed secret ballot for the Annual Meeting on April 9, 2016 and identified who will be on the ballot – Jack Martin and Vivian Abplanalp for President and Secretary, respectively, as well as the opportunity for write-in candidates.

Motion to approve the candidates presented by the Nominating Committee for President and Secretary on the Election of Directors Ballot for voting at the annual meeting on April 9, 2016 – Jack M.

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

7. 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 2016. Norma T. agreed to be the Inspector of Elections.

Motion to approve Norma Thomason as the Inspector of Elections – Vivian A.

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

8. Discuss/Approve Proposed Annual Meeting Agenda – 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 – Vivian A.

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

9. Approve Invoice and Payment to Bruce Inman for Consultation Services - Peter Abplanalp

Peter A. conveyed the expense is for Bruce Inman's analysis and review of the GRHA C&R's and email communications with Dick N. concerning the Castle Lane agreement.

Motion to approve the invoice and payment in the amount of \$292.50 to Bruce Inman for analysis and review of GRHA C&R's and email communications – Michael A.

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

10. Approve Reimbursement of Expenses for Library Meeting Room for Annual Meeting – Vivian Abplanalp

Vivian A. discussed this item.

Motion to approve a reimbursement of \$25.00 to Vivian Abplanalp for reservation fee for meeting room at the El Dorado Library (Placerville branch) for the Annual Meeting on April 9, 2016 – Jack M.

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

11. Approve Reimbursement of February 2016 Expenses – Peter Abplanalp

Peter A. explained the following expenses that were incurred in February 2016 in support of the GRHA.

GHRA EXPENSE REPORT February 2016 - PETER ABPLANALP		
<u>Date</u>	<u>Description</u>	<u>Amount</u>
01/10/16	U.S. Post (.49 x 3) Correspondence with property owners (liens)	\$1.47
01/18/16	Sakrete Blacktop patch (2 @7.17 + tax)	\$15.49
02/01/16	U.S. Post (.49 x 27) Correspondence with property owners (statements)	\$13.23
02/17/16	U.S. Post (.49 x 8) Correspondence with property owner (late charges)	\$3.92
TOTAL		<u>\$34.11</u>

Motion to approve the reimbursement of \$34.11 to Peter Abplanalp for the February 2016 expense items listed – Jack M.

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

DISCUSSION ITEMS**12. Update on meeting with Dave Ramona from CPM concerning roadwork for 2016**

Michael A. conveyed that he and Dave Ramona drove the roads and determined what was remaining for road maintenance.

- Turkey Track Road and Little Brush Ridge Road : additional asphalt leveling to address the road ruts.
- Reservation Road : slurry Reservation Road from Rolling Rock to the south end of Reservation Road.

Michael A. passed quotes around for the road work for Castle Lane. One quote was for \$12,895.00 and a second quote was for \$11,945.00. There is a lot of rock debris on the Castle Lane roadway and Michael A. asked to include in the quote the removal of the debris. Contractors believe that the work on Castle Lane can be completed in one to two days, once the work is started.

Dick N. conveyed that the Roads Committee needs to ensure that the level of quality of the road maintenance for Castle Lane complies with the agreement approved by the GRHA Board and Charles and Julie Caraway.

13. Lack of enforcement of C&R's when Board is notified of a violation

Barb S. indicated that there is a lack of enforcement of rules, not lack of enforcement of C&R's as the agenda item states. Barb S. is not in favor of fining everybody, but is in favor of people complying with the rules. Everyone should abide by the rules and they should be applied consistently.

Rama P. asked about specific items. Barb S. indicated trees, clearing easements, etc.

Peter A. conveyed that he is in agreement with Barb S about being consistent with addressing issues such as this. Letters with pictures need to go out to address the issues.

Dick N. is in agreement with 90% of what Barb S. has conveyed. The 10% is disagreement with the position that every rule needs to be enforced the same. Dick gave an example of a situation of this using a highway patrol and speeders.

14. Easement cleanup and whether GRHA should contract with a third-party to maintain all the easements

Barb S. discussed raising the GHRA annual dues to have someone come in two to three times a year to clean easement, etc.

Jack M. conveyed that quotes and proposals from landscaping companies would be needed to determine the cost of doing this.

Peter A. agreed with Barb S and. Jack M. with respect to property owner's responsibility of easement cleanup. Peter A. suggested an item be placed on the April Annual Meeting agenda to discuss this issue with the general membership to hire a bonded insured third party to address easement cleanup on a regular basis.

Jack M. asked if it is too late to put this item on the proposed agenda. Vivian A. conveyed that it can be added to the April Annual Meeting agenda.

15. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$25,900.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that 10% of the dues collected have been applied to the Legal Defense Fund and 10% of the dues collected have been applied to the Reserve Fund. Balance in the Legal Defense Fund is \$17,277.00 and the balance in the Reserve Fund is \$13,896.00.

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

Josh Y. asked about the six ton weight limit on the bridge as he has a truck and trailer, when loaded, would be more than six tons.

Jack M. explained when a permit is needed and that the bridge weight limit is 35,000 pounds, without exception; permits are still required for anything over the 12,000 pound weight limit posted on the sign at the entrance to Grassy Run Association. Permits are available on the Grassy Run Association website – www.grassyrunhoanet

17. Adjourn at 8:12 pm