

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Wednesday February 25, 2015, 7:15 p.m.  
Event Center, Raleys Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

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

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp

Members Present

Ray & Barb Sebastian, Dick Nichols, Michael Arguien, Rama Potter, Debbie Finch, John Thomason

**2. Member General Comments**

Dick N. commented that he saw a dog looking lost and scared. Discussed his thought of creating a roster of dogs and cats of property owners so if a pet(s) get lost, it can be identified and returned to its owner. A photo of the lost pet can be posted to the website if provided to the GHRA Secretary.

**3. Board Member General Comments**

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

Jack M. commented that Chris Lee and Norma Thomason conveyed to him that they saw someone dump trash on the empty lot at the end of Grassy Run Court. Peter A. indicated that he would provide Jack M. the contact information of the property owners to contact regarding this situation.

**ACTION ITEMS**

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

Motion to approve the Board meeting minutes of January 28, 2015 – Peter A.

Second – Jack M.

Ayes: Jack M, Donna A, Vivian A, Peter A.

Nays: None

**5. Discuss/Approve/Appoint a Roads Superintendent – Board**

Jack M. conveyed that he received an email from Barb S. indicating that Michael Arguien is available to step into the Roads Superintendent position.

Motion to approve Michael Arguien as the Roads Superintendent – Vivian A.

Second – Jack M.

Ayes: Jack M, Donna A, Vivian A, Peter A.

Nays: None

**6. Approve the candidates for Vice-President, Treasurer, Roads Superintendent on the Election of Directors Ballot – Nominating Committee**

Barb S. announced the three candidates for the election of the directors on the board - Rama Potter, candidate for Vice-President, Peter Abplanalp candidate for Treasurer and Michael Arguien candidate for Roads Superintendent.

Motion to approve Rama Potter as candidate for Vice-President, Peter Abplanalp as candidate for Treasurer and Michael Arguien as candidate for Roads Superintendent on the Election of Directors ballot – Jack M.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A.

Nays: None

**7. Approve the inclusion of a vote to approve the amended and restated CC&R's and By-Laws with the Election of Directors Ballot – Vivian Abplanalp**

Vivian A. explained that the wording for the votes to approve the amended and restated CC&R's and By-Laws on the ballot is exactly as it was on the 2013 ballot and did not see why this wording would not be accepted this year as well.

Motion to approve the inclusion of a vote to approve the amended and restated CC&R's and By-Laws with the Election of Directors Ballot – Jack M.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A.

- 8. Discuss/Approve the Establishment of a Processing Fee for Applying Property Liens – Board**  
Dick N. conveyed he contacted a real estate/property attorney and indicated subsequent liens are not needed when a lien has already been applied to a property and mentioned that when the lien is satisfied, it would be for the full amount.

An action item to approve a lien processing fee of \$50 will be on the March 25, 2015 agenda for approval by the Board.

Rama P. asked if property liens have been placed and Peter A. indicated that properties currently have liens for outstanding annual dues/penalties.

## REPORTS

**9. Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance, approximately \$37,800.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrun.hoa](mailto:treasurer@grassyrun.hoa).

Peter A. conveyed that one property owner has paid their July 2015 dues.

Peter A. indicated that statements were mailed on February 1, 2015 and 68 property owners paid their January 1, 2015 dues by February 15, 2015. Thirteen (13) property owners were assessed a \$30 penalty fee as a result of delinquent January 1, 2015 dues on February 15, 2015.

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

Vivian A. asked if everyone present at the meeting has signed-in in order to accurately record attendance in the meeting minutes.

Peter conveyed that the Roads Committee met on Tuesday February 24, 2015 and discussed culverts, getting bids for slurry work and the pictures taken during the last rain storm. Jack M. mentioned the water coming down his driveway, Donna A. mentioned the stream by her property flooded Grassy Run Road and Peter A. mentioned the sections of roads and culverts that will need shoring up to prevent erosion from rain storms.

**11. Closed Session - Proposal that Board Issue a Warning Letter for Violation of Article V of GRHA Resolutions 05-02 and 08-01 for Non-Compliance with Request for Easement Cleanup – Roads Committee Member & Board**

The Board reported that, in closed session, the Board, by a unanimous vote of 4-0, authorized the issuance of a warning letter for violation of Article V of GRHA Resolutions 05-02 and 08-01 for non-compliance with the request for easement cleanup, signed by Jack Martin, GRHA President, based on the information conveyed in the closed session.

**12. Adjourn at 7:43 pm**