

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday, February 26, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16 pm

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp

Members Present

Dick Nichols, Ray & Barb Sebastian

2. Member General Comments

No comments

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

No comments

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Jack M. conveyed that since he was not present at the January 29, 2014 Board meeting that he will be abstaining from the vote.

Motion to approve the Board meeting minutes of January 29, 2014 – Peter A.

Second – Donna A.

Ayes: Donna A, Vivian A, Peter A.

Abstain – Jack M.

Nays: None

5. Approve date of Annual Board meeting – Vivian Abplanalp

Vivian A. conveyed that the date discussed at the January 29, 2014 Board meeting was not available at the El Dorado Library and researching other venues identified rental fees to be around \$200 or more, plus establishing liability insurance for the event.

Vivian A. also conveyed that the Library indicated that our association has been “grandfathered in” which allows us to hold our Annual Board meeting while the Library does not allow other associations to do so. In addition, the rate of \$20 for the first two (2) hours plus an additional \$5 for each additional hour can't be beat and Vivian A. suggested that for this reason, we should hold our meetings at the Library.

Dick N. suggested that the Board start discussing the date for the Annual Board meeting beginning in January to allow ample time to contact the Library for availability. Board agreed with this suggestion.

Motion to approve May 10, 2014 as the date of the Annual Board meeting, to be held at the El Dorado County Library, Placerville branch from 1:30pm to 3:30pm – Peter A.

Second – Donna A.

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

Nays: None

6. Approve reimbursement of the Annual Board meeting rental fee – Vivian Abplanalp

Peter A. distributed a copy to the Board members of the receipt submitted by Vivian A. for reimbursement of the rental fee for the use of the Library for the Annual Board meeting.

Motion to approve the reimbursement of \$25 to Vivian Abplanalp for the rental fee for the use of the meeting room at the El Dorado County Library, Placerville branch for the Annual Board meeting – Donna A.

Second – Jack M.

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

Nays: None

7. Approve Inspector of Elections – Vivian Abplanalp

Vivian A. conveyed that she contacted Norma Thomason via email to discuss Norma taking the position of Inspector of Elections. John Thomason indicated that Norma accepts the position of Inspector of Elections.

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

Second – Jack M.

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

Nays: None

8. Approve Annual Board Meeting Agenda – Vivian Abplanalp

Vivian A. handed out last year's agenda. The Board went through each item and discussed changes for this year's agenda.

There were discussions about distributing the C&R's and By-Laws at the Annual Board meeting and concerns that the members would not have the opportunity to review them.

Vivian A. suggested putting an item on the agenda for a member of the Governing Documents Committee to give an update and explain what has been accomplished in revising the C&R's and By-Laws. Jack M. agreed to give this update at the Annual Board meeting.

Motion to approve the agenda for the Annual Board meeting on May 10, 2014 – Vivian A.

Second – Donna A.

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

Nays: None

9. Approve/Appoint the Nominating Committee – Board

Barb S. provided copies of last year's Notice of Election of Board of Directors for the Board to review. Changes were applied to reflect the date and time of the Annual meeting, the positions on the Board that are up for election and the timeframe in which nominations can be made.

Dick N. and Barb S. volunteered to be on the nominating committee again this year and indicated that John Thomason would also volunteer for the committee.

Motion to approve Dick Nichols, Barbara Sebastian and John Thomason as the members volunteering for the Nominating Committee – Vivian A.

Second – Peter A.

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

Nays: None

10. Approve expense of \$56.32 for the renewal of the domain grassyrunhoa.org – Peter Abplanalp

Peter A. explained that the grassyrunhoa.org domain name was our original and we lost it when it was not timely renewed. It then became available after the grassyrunhoa.net domain was established and proceeded to secure the .org domain again.

Peter A. explained that the cost of the renewal includes renewing the domain for two (2) years at \$17.99 per year and \$9.99 per year for registering the domain name as private.

Motion to approve the expense of \$56.32 for the renewal of the domain grassyrunhoa.org – Jack M.

Second – Donna A.

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

Nays: None

11. Approve expense of \$49.99 plus shipping & handling for the purchase of replacement solar light for main mailboxes – Peter Abplanalp

Peter A. researched and identified the cost of the solar light to replace the one that is not working at the main mailboxes. He conveyed that he did not proceed with the purchase without Board approval and is now requesting approval to purchase the light.

Dick N. conveyed that he was at Costco and saw something similar to the existing solar lights currently installed at a lesser cost. Peter A. conveyed his reasons why he is proposing to purchase the same light – the use of current light mountings and the light being replaced could be used as spare parts if the other lights should have problems.

Motion to approve the expense of \$49.99 plus shipping and handling for purchasing a replacement solar light for the main mailboxes – Donna A.

Second – Vivian A.

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

Nays: None

12. Approve, retroactively, the incorporation of the GRHA – Peter Abplanalp, Dick Nichols

Peter A. explained that the Board never approved incorporating the GRHA. The Board only approved Peter A. and Dick N. to proceed with getting the legal status of the GRHA settled.

Jack M. asked if the Board can vote on this item or does this require a vote by all members of the Association. Dick N. did not believe it was necessary for a full membership vote. Jack M. asked Barb S. for her expertise on whether the vote for this item needed to go to the full membership. Barb S. indicated that the Board can vote on this item, a membership vote would not be needed.

Motion to approve, retroactively, the incorporation of the GRHA – Donna A.

Second – Jack M.

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

Nays: None

13. Approve an increase in the HOA demand fees from \$25 to \$75 – Board

Peter A. explained what the demand and transfer fees are; statement(s) showing what is due for properties at time of sale, whether the seller is current or in arrears on HOA dues.

Demand letters are put together each time that the property enters escrow and properties can fall out of escrow and subsequent demand letters are requested. Demand letter and transfer fees are paid by the party that successfully purchases the property.

Barb S. mentioned that we have always charged for demand letter and transfer fees.

There were discussions regarding the amount of the increase, with a determination that \$75 was a reasonable increase.

Motion to approve the increase in the HOA demand fees from \$25 to \$75 for public entities (title companies) requesting information – Donna A.

Second – Jack M.

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

Nays: None

DISCUSSION ITEMS

14. Bridge update and overview of discussions with prospective contractor – Peter Abplanalp

Peter A. conveyed that several members of the Roads Committee (Barb S, John Thomason, Dave Irons, Peter A.) met with Wade Erlich, principal of Wade Erlich Construction.

Wade E. conveyed he was involved with the construction of multiple bridges over his 16 years while with his former employer and provided locations and details of the bridges as examples of the different varieties.

Wade E. came and reviewed our situation with the bridge several times and coordinated a vendor that constructs pre-fab bridges to provide us an estimate.

Another roads committee meeting is scheduled for March 9th to continue the discussions.

15. Discuss the classification of GRHA documents (public vs. private) for posting documents on the GRHA web site – Board

Peter A. explained to Jack M. that this was discussed at the last Board meeting.

Peter A. indicated he would determine if we could make a private area on the website. The more information that is uploaded to the website will take space and may require the need to purchase additional space.

Dick N. mentioned we could purchase grassyrunhoa.info for \$6.99 and maybe use that for our documents classified as private, requiring a logon to access them. Only members of the Association would be issues usernames and passwords.

REPORTS

16. Treasurer Update – Peter Abplanalp

January 2014 Dues – six (6) residents have not paid. Invoices were generated after February 15, 2014 showing penalty fees incurred and mailed to the specific residents.

Peter A. conveyed that Paula E. Hegner, CPA, our accountant, finished the taxes and the charges for her services amounted to \$425 which was approved at the January 9, 2014 Board meeting.

There are no taxes are due, but there is a filing fee of \$10.

Peter A. discussed cover letter that Paula provided, with suggestions on how the Board should manage operating money, reserve, etc.

Dick N. suggested Peter A. circulate the letter to the Board members and himself for review.

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

Dick N. conveyed that when the election categories were set up, the Vice President and Roads Superintendent positions were elected in one cycle and the President, Secretary, Treasurer elected in another cycle.

Dick N. conveyed his personal opinion on this and there should be a change to when certain positions are up for re-election. His reasons are 1) It is not desirable to have Peter A. and Vivian A. running at the same time and 2) the Treasurer position should be in the same election cycle as the Roads Superintendent because of the need for the two positions to be consulting for budgetary funds for road maintenance and the like.

Discussion concluded with a request to put a discussion item on the March agenda to discuss further. Proposal would be to implement the changes for the 2015 election.

18. Adjourn at 8:34 pm