

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, February 28, 2013, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Members Present

Donna Martin, Dick Nichols, Roy Crawford, Rama & Glenn Potter, Donna Ayerst, John Thomason, Debbie Finch, Barbara Sebastian, Mieke Saetta

2. Member General Comments

Dick N. informed the Board that he received communications from El Dorado County DOT regarding the dissolution of the Grassy Run Community Services District (CSD) and that expenditure of funds in the amount of \$107,000 has been completed. This dollar amount represents approximately 98% of the total funds in the Grassy Run CSD.

Donna A. asked what the CSD was and Dick N. explained the purpose of one and why the Board voted to dissolve it.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Jason K. thanked Peter A. for the work in getting the web site up and running again.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Jason K. identified that the year on the January meeting minutes was inaccurate. The motion to approve the January 31, 2013 meeting minutes was moved to the next Board meeting.

5. Appoint Jack Martin as President of GRHA - Peter Abplanalp

Motion to 1) declare the vacancy of the office of President of the Grassy Run Homeowner's Association and of the Board of Directors as a result of Ken Lee's resignation conveyed in an email of February 4, 2013; 2) that Jack Martin be appointed President of the Association and of the Board of Directors; 3) that upon the accession of Jack to the office of President, the office of Vice President of the Association and of the Board of Directors thereof be declared vacant – Peter A.

Second – Jason K.

Ayes: Peter A, Vivian A, Jason K.

Nays: None

Abstain: Jack M.

6. Approve dissemination of proposed documents by the Governing Documents Committee at the GRHA Annual Meeting – Richard Nichols

Dick N. communicated that the Governing Documents Committee has been working hard at revising and amending the CC&R's and Bylaws. The Committee is almost finished with 2 to 3 items needing further discussion on March 6, 2013. Once these items are resolved, the documents will be ready to disseminate to the membership along with the Election of Directors Ballot on March 10, 2013 for consideration at the GRHA Annual Meeting.

Motion to approve the authorization to the Governing Documents Committee to disseminate proposed Amended and Restated Declaration of Covenants, Conditions and Restrictions, and proposed Amended and Restated Bylaws, and other documents, for consideration by the GRHA membership at the GRHA Annual Meeting – Jason K.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

7. Approve Proposed Amendment to Elections Operating Rule 3 – Richard Nichols

Dick N. communicated that the current Elections Operating Rule 3 indicates nominations be made at least forty-five (45) days before the date scheduled for the election. This does not give the Nominating Committee enough time to solicit nominations prior to the ballot being mailed to the membership.

Dick N. is requesting that the rule be amended to allow nominations be made at least thirty (30) days before the date scheduled for the election or at least three (3) days prior to the dissemination to the Association's members of the Annual Meeting agenda, whichever comes first.

Jack M. asked the Nominating Committee members present at the Board meeting if there is any impact as a result of the proposed amendment. Barbara S. confirmed that it would be better to change the rule to allow the thirty (30) days instead of the forty-five (45) days.

Motion to approve the Proposed Amendment to Elections Operating Rule 3 as presented by Dick N. – Jason K.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

8. Approve reimbursement of \$35.80 – Peter Abplanalp

Motion to approve reimbursement in the amount of \$35.80 to Vivian Abplanalp for the purchase of postage for nomination announcement mailing and reservation of Library for the Annual Board meeting in April 2013 – Peter A.

Second – Jason K.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

9. Approve reimbursement of \$70.02 – Peter Abplanalp

Motion to approve reimbursement in the amount of \$70.02 to Peter Abplanalp for additional expense of website hosting and postage for past-due invoices – Vivian A.

Second – Jason K.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

DISCUSSION ITEMS

10. Decreasing the number of officers & directors of the Association from 5 to 3 - Richard Nichols

Dick N. conveyed that the Nominating Committee has had difficulty in recruiting people to volunteer for the open positions of Vice President and Road Superintendent. There is a risk of only having three directors on the Board as a result of the anticipated elections in April 2013.

If there are only three directors filling the positions of five directors, all three would need to be present for items needing a majority vote and would need to decide unanimously on decisions. If we combined the five directors into three (Vice President + Secretary or Vice President + Treasurer or Vice President + Road Superintendent, etc.), one person would hold two positions resulting in having two votes.

The Bylaws could be amended to provide that any director may occupy more than one office so that we would not need to decrease the positions from five to three. The Governing Documents Committee will discuss an amendment to the Bylaws that would provide for the Board to set its own rules of procedures to deal with the allocation of the responsibilities of the officer positions in the event a director occupies more than one position. It is not desirable for this condition to exist and it would not be necessary if there were volunteers for the positions coming up for election.

Donna A. asked why people don't volunteer and Roy C. asked what it would take to get people involved. Jack M. explained that there is minimal attendance at the Board meetings, additionally, Board meeting attendance is normally the same group of regulars.

Donna A. indicated that she was interested in the open Vice President position and the members of the Nominating Committee present at the Board meeting accepted the nomination..

11. Condition of and plans to repair/pave the worst sections of Little Brush Ridge Road – Rama Potter

Rama asked what the plans are to pave and/or repair the sections of Little Brush Ridge Road that are crumbling away. Rama also passed around pictures showing the how bad the road is. Barbara S. conveyed that the Road Committee discussed raising the priority of repairing/paving Little Brush Ridge Road but that rectifying the poor drainage in that area would be the first priority. There may not be enough money to deal with Little Brush Road this year as the bridge deck repair is the first priority of the Road Committee.

Jason K. conveyed that an increase in annual dues could help pay for additional road repairs. Jason K. can purchase additional patching materials if people are willing to patch the sections of Little Brush Ridge Road, especially the pot holes causing issues.

12. Communications and tentative timeline of bridge deck repairs – Peter Abplanalp

Peter A. communicated that the Road Committee is anticipating a cost estimate from Pitzer & Sons for the bridge deck repair work and labor. There have been discussions of using the Casino's Reservation Road access to allow the bridge deck work to be completed all at once instead of doing half the deck at a time. It would be easier and cheaper if all the bridge work was completed at one time, utilizing the Casino's Reservation Road access for approximately a three (3) week period.

Peter A. discussed with Jack M, that Jack M, as President, would approach the Tribe and discuss the proposed use of the Casino road access during the time the bridge is being repaired, hopefully in the June/July timeframe.

Dick N. was concerned about the creek bed being dry. Board indicated we did not need the creek bed to be dry as we are only doing deck work and not working in the creek bed.

13. Dues increase memo – Peter Abplanalp

Peter A. conveyed that the dues increase memo was distributed with the meeting agenda for the February Board meeting and also that copies were available at the main mailboxes. The memo was also reviewed by the Road Committee for feedback. Barbara S. conveyed that several items conveyed as completed were partially completed.

Peter A. explained the current annual dues amount and the proposed increase with bi-annual payments. Peter A. has received feedback from only two (2) parcel owners regarding the proposed increase.

Rama P. conveyed it would be nice to see cost estimates for the road work still needing to complete to determine if the increase would cover the work needed to bring up the roads for them to be maintained.

Dick N. asked how much we have spent on road last year and Peter A. conveyed it was about \$72,000 with the majority of that money coming from the settlement with the Tribe. Dave Irons estimated that it costs \$55/foot for road maintenance and we have four (4) miles of roads in the community.

Rama P. asked about doing a special assessment. Jason K. indicated doing a special assessment of \$1000.00 a year for five (5) years would allow road repairs and paving and leaving the annual dues to be used ongoing yearly maintenance.

An additional Board meeting will be scheduled to approve the action item to put an annual dues increase vote on the Election for Directors ballot.

14. Survey homeowners for preferred method of communication – Vivian Abplanalp

Vivian A. asked if the residents have been surveyed for a preferred method of communication. Barbara S. indicated residents have been surveyed and residents have provided email addresses while others indicated they want hard copies. It was pointed out that some email systems reject the email if the documents attached are too large in size. Discussed proposed changes in handling email notifications of Board meetings. Future notifications will now include a link to the meeting agenda and supporting documents posted on the GRHA web site (www.grassyrunhoa.net) so that residents can retrieve them from the web site.

REPORTS**15. Treasurer Update – Peter Abplanalp**

Treasurer report

- 10 homeowners have not paid their annual dues
- Past due invoices were sent on February 18, 2013
- Certified letters indicating liens will be applied for unpaid dues to be sent in July 2013
- The GRHA checking account has a balance of \$42,198.15
- The GRHA savings account has a balance of \$6,604.53

16. Adjourn at 8:23 pm