

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, January 9, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
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, DJ Lenson, Dick Nichols

2. Member General Comments

No comments

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Jack M. gave an update on the Tribe and the BLM land the Government is giving them.

Peter A. gave an update on the burn piles that the Tribe started at dusk on Friday January 3, 2014.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Vivian A. pointed out that the agenda listed the September meeting minutes and not the November meeting minutes the Board was to vote on. An action item will be placed on the January 29, 2014 agenda to approve the November 14, 2013 meeting minutes.

5. Re-Approve/Revert Board decision on March 28, 2013 to enforce late fee to resident that received 2013 Annual Dues invoice last week of January 2013 due to address error – Board

Vivian A. mentioned that, in her opinion, there were errors on both sides that led to the issue of not receiving the 2013 Annual Dues invoice.

Motion to revert the Board decision on March 28, 2013 to enforce the late fee to resident that received 2013 Annual Dues invoice last week of January 2013 due to an address error – Donna A.

Second – Jack M.

Recused: Peter A.

Ayes: Jack M, Donna A, Vivian A

Nays: None

6. Approve the renewal of Directors & Officer liability insurance with AON – Peter Abplanalp

Peter A. conveyed that the liability insurance increased slightly, \$1872.00 in 2013, increasing to \$2075.00 for 2014 for the same policy. Peter A. also conveyed that he did not have the opportunity to ask Debbie Finch to review the policy prior to this Board meeting, and would forward the policy for review prior to the mailing of the check.

Motion to approve the expense of \$2075.00 to Aon Association Services, a division of Affinity Insurance Services Inc, for the renewal of the Grassy Run Homeowners Association Directors & Officers liability insurance – Peter A.

Second – Jack M.

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

Nays: None

7. Approve the renewal of GRHA Commercial liability insurance – Peter Abplanalp

Peter A. conveyed that the liability insurance is the same amount as last year, \$2750.28. Peter A. also conveyed that he did not have the opportunity to ask Debbie Finch to review the policy prior to this Board meeting.

Motion to approve the expense of \$2750.28 to Mother Lode Insurance, for the renewal of the Grassy Run Homeowners Association Commercial liability insurance – Jack M.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

8. Approve Accounting firm engagement – Peter Abplanalp

Peter A. explained the engagement letter that he received December 31, 2013. Federal and State tax returns are to be filed on or about March 15, 2014 with anticipation there is zero dollar taxes due, due to our State tax exempt status and Federal revenue neutral status (no earned income).

There was a discussion regarding providing materials to the Board prior to the meetings and approving expenses.

Motion to approve the engagement of Paula E. Hegner, CPA, a specialist in HOA tax preparation, to prepare Federal and State tax returns for the year ended December 31, 2013 for a fee not to exceed \$425.00 – Vivian A.

Second – Jack M.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

9. Approve reimbursement to Dave Irons – Peter Abplanalp

Peter A. explained that this expense is for paint supplies purchased by Dave Irons for striping of the ditches on Grassy Run where the work was done in 2013. Peter passed the actual receipts to the members of the Board for review.

Peter A. also passed the two invoices for insurance renewal and the invoice to engage the Accounting firm to the members of the Board for review.

Jack M. conveyed that he would like to have an item on the next meeting agenda to discuss forming a painting party to get this striping completed.

Motion to approve reimbursement in the amount of \$130.72 to David Irons for paint striping supplies – Donna A.

Second – Vivian A.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

10. Approve reimbursement to Peter Abplanalp – Peter Abplanalp

Peter A. explained that this expense is for the cost of mailing out the January invoices for the first installment of 2014 annual dues. Peter passed the actual receipts to the members of the Board for review.

Motion to approve reimbursement in the amount of \$56.77 to Peter Abplanalp for the supplies needed for the mailing of the January invoice dues, consisting of \$36.80 for stamps and \$19.97 for envelopes – Vivian A.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

11. Approve reimbursement to Peter Abplanalp – Peter Abplanalp

Peter A. explained that this expense is for the cost of mailing out the monthly statements for October, November and December to residents with outstanding balances. Peter passed the actual receipts to the members of the Board for review.

Motion to approve reimbursement in the amount of \$25.49 to Peter Abplanalp for the supplies needed for the mailing of the monthly statements for October, November and December 2013, consisting of \$5.52 for twelve (12) stamps and \$19.97 for envelopes – Donna A.

Second – Jack M.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

12. Approve reimbursement to Peter Abplanalp – Peter Abplanalp

Peter A. explained that this expense is for the cost of purchasing salt that was applied to the roadway on December 7, 2013 to address the icing of the roads by the bridge and conveyed it did a good job in clearing the ice. Peter passed the actual receipts to the members of the Board for review.

Motion to approve reimbursement in the amount of \$24.24 to Peter Abplanalp for the purchase of road salt applied on December 7, 2013 – Vivian A.

Second – Jack M.

Ayes: Jack M, Donna A, Vivian A, Peter A. Nays: None

DISCUSSION ITEMS

None

REPORTS**13. Treasurer Update – Peter Abplanalp**

Peter A. conveyed checking account balance is \$53,497.82, after approval of the action items above.

January 2014 Dues – 41 residents have paid. Peter A. thanked everyone for their prompt payments.

2013 Dues – one resident is paid-up that was in arrears, leaving two residents remaining in arrears at this time.

14. Road permit – 5200 Little Brush Ridge Road – Jack Martin

Jack M. conveyed that he approved a road permit requested by resident of 5200 Little Brush Ridge Road allowing the delivery of road base for driveway work.

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

DJ Lenson commented on last months meeting conversations regarding the agenda item of the late fee.

Dick N. commented at the last meeting that one of the lights at the main mailboxes is out and that it is still out. Peter A. committed to purchasing and expensing a replacement.

16. Adjourn at 8:01 pm