

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday January 27, 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, Julie & Charles Caraway, Charles Caraway(son, attorney), Kenneth Lee, John Thomason, Debbie Finch, Ron Sanders, Dick Nichols, Lori & Kent Larson, Brian & Lisa Chord

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Rama P. conveyed that she noticed a little "river" going across the road near Michael Arugien's property. Jack M. and Michael A. indicated that the section of road is not crowned properly to allow the water to flow in the ditches and not in the roadway.

DISCUSSION ITEMS

4. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$24,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. presented two checks for Jack M. to sign, one for Wade Erlich for ditch maintenance on Reservation Road near Turkey Track Road and the other for RR Title and Services for easement consultations, as approved in prior Board meetings.

ACTION ITEM

5. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of January 7, 2016 – Jack M.

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

6. Approve John Thomason as a Member of the Nominating Committee – Board

Vivian A. conveyed the Barb S informed here that John Thomason agreed to be a member of the Nominating Committee.

Motion to approve John Thomason as a member of the Nominating Committee – Vivian A.

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

7. Discuss/Approve Possible Relocation of Gate from GRHA Entrance on Grassy Run Road to Reservation Road at Rancheria Gate – Michael Arguien

Michael A. conveyed that the Board asked the Roads Committee to come up with options in erecting a gate at the end of Reservation Road at the Rancheria gate. Michael A. indicated that he received two quotes, using 2 – 3 contractors to do the work.

First quote from Wade Ehrlich would move gate from its present location and install it at the end of Reservation Road at the Rancheria gate, along with a contractor placing two new 20 foot K-rails at the expense of \$3662.00

Second quote from Wade Ehrlich would move gate from its present location and install it at the end of Reservation Road at the Rancheria gate, along with a contractor placing two used 20 foot K-rails at the expense of \$3175.00.

Michael A. conveyed that the Roads Committee met the night of January 26, 2016 and recommend, by a vote of 4 to 1 against erecting the gate at the end of Reservation Road. Michael A. indicated that Wade Erlich can relocate and erect the gate in two days if it needs to be done.

Ken L. indicated that he does not propose locating the gate at the proposed location because of county and fire code regulations and we would need to remove if not done properly.

Michael A. indicated that discussing with county and fire to determine what requirements there are.

No motion was made on this item.

8. Meet and Confer on Status of Castle Lane – Board, Legal Affairs Committee Chair

Dick N. conveyed the information that he and Attorney Charles Caraway, son of Julie and Charles Caraway, have exchanged and both agreed that this item to be identified as a “meet and confer” item not a “hearing” item as was identified on the agenda.

Dick N. presented several county maps showing Castle Lane and the parcels and easements that abut Castle Lane. Dick N. conveyed that the dispute regarding Castle Lane is of the nature of the easement and the use of Castle Lane by parcel owners as a road.

Attorney Charles C. conveyed that the dispute regarding Castle Lane began when the proposed C&R's were worded to remove Castle Lane from the GRHA road network. These proposed C&R's did not pass in 2015.

Dick N. asked if anyone knew who erected the Castle Lane sign. Charles C. indicated that the sign was already erected when they purchased the property. Barb S. indicated that when road signs were purchased, they were to replace any wooden sign erected.

Attorney Charles C. conveyed that he has made all the assertions that Castle Lane is a road.

Vivian A. asked if the chip and seal portion of Castle Lane is what is being asserted as Castle Lane and Attorney Charles C. confirmed that fact.

Dick N. asked if the Board has any further questions on the matter. The Board had none. Dick N. then asked the Caraways if they had any further questions on the matter. The Caraways had none. Dick N. then suggested he and Attorney Charles C. step outside to confer on the matter.

CLOSED SESSION

9. Status of Castle Lane – Board

After Dick N. and Attorney Charles C. returned to the meeting, Jack M. announced that the Board would be going into a closed session to discuss the matter further. Jack M. informed the members present that they could wait outside and then return to hear the result of the closed session if they so choose.

REPORTS

10. Closed Session Report – Vivian Abplanalp

Vivian A. reported the result of the closed session:

The Board reported that, in closed session, the Board, by an unanimous vote of 5-0, authorized the Chair of the Legal Committee to enter into a settlement agreement with the Caraways, which will apply to their future successors, to resolve the dispute concerning Castle Lane on the terms and conditions presented by the Chair of the Legal Committee to the Board in closed session.

Lisa C. asked if this announcement settles the situation. Dick N. indicated that Attorney Charles C. needs to confer with the Caraways. Brian C. mentioned a similar situation as this matter and asked if the fire department can turnaround at the road. Jack M. indicated that it is not an issue with this situation.

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

None

12. Adjourn at 8:40 pm