

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, January 29, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:24 pm

Board Members Present

Donna Ayerst, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Jack Martin

Members Present

Debbie Finch, Dick Nichols, Mieke Saetta

2. Member General Comments

No comments

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. conveyed the Roads Committee met on January 28, 2014 with Barb Sebastian, Dave Irons, John Thomason, Jason King, Peter A. present.

Dept of Fish & Game – reached out – Peter gave them pictures of pillars and footings showing what work was completed.

Bridge work is targeted for July timeframe, after July 4th. Roads Committee hopes to have a plan in early 2014.

Peter discussed the website renewal for grassyrunhoa.org domain. Peter explained that the domain is due for renewal on 2/27/2014 at \$56. Peter will have an action item to approve the expense on February 26, 2014 agenda.

Peter shared the name of the new owners of 5104 Turkey Track, Robert and Consuelo Rudas.

Dick N. mentioned that the documents regarding the settlement with the Tribe that were posted on previous website need to be posted on current website for full disclosure. It was agreed that the documents would be posted to the current website.

It was brought up that certain documents do not need to be available to the public and posted on the website but available to residents and that there would be further discussions with regards to classifying the documents as private (GRHA membership only) or public.

ACTION ITEMS

4. Approve Board Meeting Minutes – Donna Ayerst

Motion to approve the Board meeting minutes of November 14, 2013 and January 9, 2014 – Peter A.

Second – Vivian A.

Ayes: Donna A, Vivian A, Peter A.

Nays: None

5. Approve \$1000.00 budget for road supplies cold patch, paint, tools (shovel's, tampers, rakes, gloves) – Peter Abplanalp

Peter A. conveyed that last year the Board approved monies for supplies. Asking for a budget of \$1000 for this year to purchase supplies needed for road maintenance.

Motion to approve \$1000.00 budget for road supplies cold patch, paint, tools (shovel's, tampers, rakes, gloves) – Vivian A.

Second – Donna A.

Abstain – Peter A.

Ayes: Donna A, Vivian A

Nays: None

DISCUSSION ITEMS

6. **GRHA is not subject to the Davis-Sterling Common Interest Development Act – Dick Nichols**

Dick N. provided information and handout that explained why GRHA was NOT governed by the Davis-Sterling Common Interest Development. Act.

Dick N. stated that GRHA should voluntary follow some of the provisions in the Davis-Sterling Common Interest Development Act, but not obligated by all the items.

Vivian A. discussed the email conversation she had with Dick N. regarding the citing of Civil Codes on the comment sections in the agenda. Future agendas will not mention this.

7. **Date of annual Meeting - Board**

Debbie F. asked if the members will be voting on proposed CC&R's and By-Laws this year.

Dick N. conveyed his concerns about presenting the proposed CC&R's and By-Laws to members for voting without presenting them first to the Board. Last year, proposed CC&R's and By-Laws were first submitted to the Board to review what the Governing Documents Committee were proposing and receive suggestions for changes or register any rejections. This process adds about a month to the process. There is some concern with the Governing Documents Committee to present a final proposed product at the annual meeting if there are significant changes.

Vivian A. suggested that the Governing Documents Committee complete their work, submit the proposed CC&R's and By-Laws to the membership and have discussion items on future monthly meeting agendas to discuss each section of the documents for comment by the membership.

April 12, 2014 has been suggested as the date for the Annual Board meeting. Vivian A. will determine a meeting location.

An action item to approve the Annual Board Meeting agenda will be on the February meeting agenda.

REPORTS

8. **Treasurer Update – Peter Abplanalp**

Peter A. conveyed checking account balance is \$58,022.82.

January 2014 Dues – 52 of 81 residents have paid. Statements will be mailed February 1, 2014 before February 15, 2014 deadline before penalty fee takes affect.

9. **Road permit – 5011 Reservation Road – Vivian Abplanalp**

Vivian A. conveyed Jack Martin approved a road permit requested by resident of 5011 Reservation Road allowing the delivery of landscaping material.

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

Dick N. conveyed that it has been called to his attention that no Board authorization was given to incorporate GHRA, only to consult with Bruce Inman. Prior meeting minutes do not indicate it was discussed and voted on specifically.

Mieko S. believes the realtor service fees for documents should be increased from \$25 to \$75 to compensate for the time spent to produce the information.

The February 26, 2014 agenda will have two (2) action items, 1) to approve, retroactively, the incorporation of the GRHA and 2) to approve an increase in the HOA demand fees.

11. Adjourn at 8:37 pm