

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Thursday, January 31, 2013, 7:15 p.m.  
Event Center, Raleys Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:18pm**

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Board Members Absent

Ken Lee

Members Present

Alan Ruth, Debbie Finch, Rama Potter, John Thomason, Ray & Barb Sebastian, Dick Nichols, Michele King, Donna Ayerst, Michael Arguien

**2. Member General Comments**

Donna A. commented on how impressive the road work is that has been accomplished in 2012.

**3. Board Member General Comments**

**Chair, Legal Affairs Committee, General Comments**

Peter A. informed the Board of the new homeowners, Brian & Debra K, Blake Degmitch, Donna Ayerst & David Hess

Peter A. indicated that the November 29, 2012 meeting minutes needed a correction to the wording of item #13 to just convey the balance in all GRHA accounts.

Jack M. commented that he encountered a loose black dog near his house and determined the residence that it belonged to. Jack M. communicated to the owners that residents are to secure their dogs on their property.

**ACTION ITEMS**

**4. Approve Board Meeting Minutes - Jack Martin**

Motion to approve the November 29, 2012 Board meeting minutes with minor correction to item #13 to read "Balance of \$47,978.13 in all GRHA accounts" – Jason K.

Second – Peter A.

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

Nays: None

**5. Approve reimbursement of \$53.55 - Peter Abplanalp**

Motion to approve the reimbursement in the amount of \$53.55 to Peter Abplanalp for the purchase of envelopes and postage for annual dues mailing – Jack M.

Second – Jason K.

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

Nays: None

**DISCUSSION ITEMS**

**6. Review proposed revised CC&Rs - Richard Nichols**

Dick N. explained how long the CC&Rs have been in existence. With the many laws that have changed, the many incidents that have occurred that the CC&Rs cover and others that have not occurred but could in the future warranted the creation of the Government Document Committee to review and revise the CC&Rs. With the

Committee coming to an agreement of the proposed CC&Rs, they are ready for review and comment at this meeting.

Dick N. conveyed that he received two comments from a resident in regards to the cutting down of trees and the frequency of garage sales allowed within a calendar year.

Peter A. conveyed that he received emails from two residents in regards to highlighting the changes in the document from the previous document. Dick N. and Jason K. asked for copies of the emails.

Barb S. asked if the provision in the CC&Rs regarding the cutting down of trees was for any other kind of tree, Dick N. confirmed that. The restriction of cutting down trees pertains to oak trees only.

Jason K. commented on the restriction of the 50 foot setback rule. He proposed that the setback be 30 feet for boundaries between Grassy Run property and non-Grassy Run property. Dick N. indicated that this proposal would need to go back to the Committee to make the change to the provision.

Dick N. also mentioned that the Committee is also working on updating all existing resolutions and when they are complete, they will be presented to the Board for adoption.

Donna A. asked who enforces the CC&Rs and Jack M. replies that the Board does.

## **7. Review proposed revised Bylaws - Richard Nichols**

Dick N. explained how long the Bylaws have been in existence. With the many laws that have changed, the many incidents that have occurred that the Bylaws cover and others that have not occurred but could in the future warranted the review of the existing Bylaws by the Government Document Committee. With the Committee coming to an agreement of the proposed Bylaws, they are ready for review and comment at the February Board meeting.

Barb S. requested that section V.6 of the Bylaws provide a definition of the phrase "urgent or emergency action" for future guidance of Board actions. Barb S. also commented that the committee has put a lot of effort in reviewing and revising these documents and wanted to acknowledge and thank the committee for their efforts.

## **8. Planning the date for the annual meeting and officer elections - Board**

Board determined that the annual Board meeting will be held on Saturday April 13, 2013. Vivian A. took the action item to determine the location for the meeting.

Board conveyed the need to have volunteers for the Nominating Committee. Dick N, Barb S. and John T. agreed to be volunteers. Open positions on the board are Vice President and Roads Superintendent.

An action item will be placed on the agenda for the February Board meeting to discuss the current status of the President of the Board.

## **REPORTS**

**9. Treasurer Update – Peter Abplanalp**

Peter A. conveyed that there was an additional expense in the hosting of the website with GoDaddy of \$64.04. An action item will be placed on the agenda for the February Board meeting to approve this additional expense.

Peter A. also conveyed that generic emails will be set up for President, Vice President, Secretary, Treasurer and Roads Superintendent so that the emails are not tied to a specific individual and are more manageable. He also mentioned that he is looking for a volunteer to manage the website, especially someone looking to get experience in this area.

**Treasurer report**

- 50% of the homeowners have paid their annual dues
- Others have till February 15, 2013 to pay before a penalty is incurred
- Past due invoices will be mailed after February 15, 2013
- The GRHA checking account has a balance of \$36,057.52
- The GRHA savings account has a balance of \$6,604.53
- The GRHA Legal Defense Fund checking has a balance of \$749.86
- The GRHA Legal Defense Fund savings has a balance of \$14,093.61
- Going forward, the report will only focus on the GRHA checking and savings accounts as the GRHA Legal Defense Fund checking and savings do not change from month to month

There should be enough funds in the GRHA checking account for the bridge deck work this year.

Michael A. asked if there are plans for road maintenance. Peter A. explained that additional road work is contingent on the cost of repairing the bridge deck and a dues increase. Dick N. asked if this proposal has been discussed in previous Road Committee meetings and Barb S. indicated it has not. Peter A. agreed to schedule a Road Committee meeting to discuss future bridge deck work and future allocation of GRHA dues toward road improvements and maintenance.

**10. Adjourn at 8:08 pm**