

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Thursday January 7, 2016, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:15 pm**

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Brian Chord, John Thomason, Ray Sebastian, Dick Nichols, Jason & Michele King, Amber Pohl

**2. Member General Comments**

None

**3. Board Member General Comments**

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

Michael A. conveyed that a car involved in a hit-and-run in Placerville was left/dumped on Grassy Run Road and that the sheriff was called and the car was towed.

**ACTION ITEM**

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

Motion to approve the Board meeting minutes of December 15, 2015 – Jack M.

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

**5. Discuss and Approve the Date of the GRHA Annual Meeting - Board**

Vivian A. conveyed the three possible Saturday dates and times the Placerville branch of the El Dorado County Library has its meeting room available for the annual meeting – April 9<sup>th</sup> 9:30am to 11:30am, April 16<sup>th</sup> 1:30pm to 3:30pm and April 30<sup>th</sup> 2:00pm to 4:00pm.

Vivian A. explained that with an April 9<sup>th</sup> date for the Annual Meeting, the Notice of Elections would be posted on Tuesday February 9, 2016, nominations for President and Secretary would be due on February 24, 2016 and the ballots would be mailed on March 10, 2016.

Vivian A. proposed April 9<sup>th</sup> from 9:30am to 11:30am citing having the meeting in the morning is less disruptive to the day than having a meeting in the afternoon. Board members agreed.

Motion to Approve April 9, 2016 as the date for the GRHA Annual Meeting – Jack M.

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

**6. Discuss/Approve/Appoint the Nominating Committee - Board**

Vivian A. explained how the nominating committee was formed in the past.

Dick N. he would be on the nominating committee and Ray S. conveyed that Barbara S. will also be on the nominating committee.

The nominating committee needs to consist of three members. Jack M. conveyed that the Board can appoint Dick N. and Barbara S. at this time and the third member can be appointed at the January 27, 2016 meeting.

Motion to Approve Dick Nichols and Barbara Sebastian as members of the Nominating Committee – Jack M.

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

**7. Discuss and Approve a Not to Exceed Amount for the Service of Ron Reis - Board**

Dick N. conveyed that he met with Ron Reis and had a very productive meeting. Dick N. is requesting the not-to-exceed amount for Ron's services be capped at \$1,000.

Motion to approve a not-to-exceed amount of \$1,000.00 for the services of Ron Reis – Jack M.

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

#### 8. Discuss and Approve a Percentage of the Annual Dues Allocated to the Legal Defense Fund - Board

Dick N. conveyed background information on the establishment of the Legal Defense Fund (LDF).

This fund has been kept as a separate account and the funds have been used for past legal matters.

Motion to approve the establishment of a 10% annual allocation to the Legal Defense Fund starting in 2016, with 5% allocated on February 15 of each year and 5% allocated on August 15 of each year – Peter A.

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

#### 9. Approve Reimbursement of County Recorder's Office Fees – Michael Arguien

Michael A. presented receipts to the Board members for review.

Motion to approve reimbursement of \$32.00 to Michael Arguien for recorder maps and plot map copies – Jack M.

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

#### 10. Approve Reimbursement for December 2015 Expenses – Peter Abplanalp

Peter A. explained the items listed below.

GHRA Expense Report December 2015

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/27/15	U.S. Post (.49 x2) correspondence with property owner	\$0.98
12/29/15	Notary for two documents	\$20.00
12/29/15	County Recorders fee (Notice of assessment & release of lien)	\$42.00
TOTAL		\$62.98

Motion to approve reimbursement of \$62.98 to Peter Abplanalp for December 2015 GRHA expenses – Michael A.

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

#### 11. Downed Tree on Turkey Track Road - Board

Jack M. explained this item. Michael A. indicated the tree fell across the roadway on December 23, 2015 and disrupted water service to several property owners. Jack M. conveyed that the Board had to make an emergency decision to have a tree company remove the root ball and tree that was blocking the roadway at the expense of \$1,785.00.

Jack M. asked Amber P. if they would have an issue if neighbors came on their property to take the wood from the tree. Amber P. will check with her husband, Nathan, to see if he is okay with people coming on property.

Peter A. conveyed that there is another dead tree in the same median where the fallen tree once stood and that should also be removed. Peter A. suggested having the El Dorado Irrigation District fix where the meters are and as part of road maintenance on Turkey Track Road, straighten out the road and eliminate the tree area that both sides of the road go around.

Jack M. requested that the Roads Committee meet and clarify the property boundary lines and to take a look at the dead tree Peter A. mentioned to determine if it needs to be removed.

Dick N. asked if the fallen tree would be covered by the property owner's insurance company instead of the GRHA absorbing the expense of the tree service.

**12. Request for Variance of 50' Setback by Property Owner- Board**

Jack M. identified the property owner that has made this request. Jack M. explained the type of building the property owners wants within the 50' setback and that he sent an email to the property owner as to what is required (site plans, picture of building, etc.) before the Board can discuss and vote.

Jack M. conveyed that he did not receive a reply from the property owner and the property owner did not attend this Board meeting.

Jack M. conveyed that this item it tabled at this point.

**DISCUSSION ITEMS**

**13. Possible relocation of gate from entrance of Grassy Run Road to end of Reservation Road at Rancheria - Board**

Jack M. explained this item of moving the gate from the Grassy Run Road entrance and K-rails would be erected at the end of Reservation Road at the Rancheria border.

Michael A. received an estimate from Wade Ehrlich & Company that would supply the K-rails.

Jack M. requested that the Roads Committee get estimates for labor and materials. Michael A. conveyed he will need to contact the company supplying the K-rails for an estimate.

**14. Treasurer Update – Peter Abplanalp**

Peter A. conveyed his appreciation to the property owners that have paid the first installment of the 2016 annual dues.

Peter conveyed the operating account balance is approximately \$21,000.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

**REPORTS**

None

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

Amber P. asked if the fallen tree was on their property. Michael A. indicated that the Roads Committee will discuss and determine this along with further discussion about the other trees in the median as well as the one that is dead and needs to be removed.

**16. Adjourn at 8:36 pm**