

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Thursday January 8, 2015, 7:15 p.m.  
Event Center, Raleys Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:24 pm**

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst

Members Present

Dick Nichols, Georgia DeMartini, Debbie Finch, Ray & Barb Sebastian, John Thomason

**2. Member General Comments**

Barbara S. thanked Peter A. for installing the blue reflectors to identify the fire hydrants and Michael Arguien and his son for the white reflectors around the culvert on Grassy Run Road.

**3. Board Member General Comments**

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

Vivian A. announced the date of the Annual Board meeting, subject to approval by the Board, to be Saturday April 11, 2015. Action items pertaining to the Annual Meeting and Elections will be on the January 28, 2015 agenda for approval by the Board members.

**ACTION ITEMS**

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

Motion to approve the Board meeting minutes of November 18, 2014 – Peter A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

**5. Approve Renewal of Liability Insurance (Roads) with Mother Load Insurance – Board**

Peter A. conveyed that the liability insurance for the roads with Mother Load Insurance is due next week and that there was a slight increase in the amount over last year.

Motion to approve the renewal of liability insurance (roads) with Mother Lode Insurance in the amount of \$2624.38 – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

**6. Approve Renewal of Liability Insurance (Directors) with AON (Ian Graham Insurance) - Board**

Peter A. conveyed that the liability insurance for the Directors with AON decreased slightly in the amount over last year.

Debbie F. reviewed the insurance contract.

Motion to approve the renewal of liability insurance (Directors) with AON (Ian Graham Insurance) in the amount of \$2233.00 – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

**7. Approve Reimbursement of October and November 2014 Expenses – Peter Abplanalp**

The bulk of the expense was for postage and fees for property liens.

GHRA EXPENSE REPORT November / December 2014 - PETER ABPLANALP		
<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/28/14	Batteries Plus 4V battery for mailbox light	\$18.35
11/01/14	Stamps (5) mail November statements	\$2.45
11/12/14	Stamps (4@ 1.20) mail by-law to four residents	\$4.80
11/15/14	Certified Letter (3 @ 6.49 ea.)	\$19.47
11/30/14	Stamps (6) mail December statements and AON insurance	\$2.49
12/04/14	500 Envelopes for mailing invoices and statements (Costco)	\$43.31
12/15/14	Stamps (80) mail invoices for 1st Installment dues 2015	\$39.20

12/17/14	Notary (2) for two liens	\$20.00
12/17/14	County of Eldorado - Recorder (record two liens)	\$42.00
TOTAL		\$192.07

Motion to Approve the reimbursement of \$192.07 to Peter Abplanalp for the October & November 2014 expenses outlined above – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

## DISCUSSION ITEMS

### 8. Address concern with recently installed fence that appears to be within easement – Dick Nichols

Dick N. conveyed that he sent an email to all Directors regarding a new fence along Grassy Run Road approximately one to two feet from the road. His concern/opinion is that it constitutes a road hazard in the event someone coming down the hill might cause someone coming up the hill to veer into the fence and be an issue.

Peter A. and Debbie F. indicated that the fence has been there for a while and that Debbie F. does not believe they are in violation.

Dick N. indicated that in the proposed CC&R's, the fence would definitely be a violation because it is not 10' from the edge of the road or 50' from the property line, whichever is less. The proposed CC&R's mention grandfathering things and if nothing is done now, the owner would be grandfathered.

Vivian A. asked that if the proposed CC&R's are passed, there should be documentation indicating what residents/property owners have been grandfathered in and for what at the time the CC&R's are approved.

Jack M. indicated he would review the plot line and check out the fence and review the fence against the current C&R's.

Dick N. indicated that the previous owners' original wood fence was within compliance. Current fence is located further in from where the wooden fence existed, so it appears to be in compliance.

### 9. Review Proposed CC&R's Articles VI, VII – Governing Documents Committee

Dick N. conveyed that Vivian A. disseminated Articles VI and VII of the proposed CC&R's for review by the membership prior to this meeting.

Dick N. pointed out two significant changes in Article VI, Section 3. The first significant change is that any violation of any of the provisions of the Governing Documents is deemed to be a nuisance.

The second significant change is the added language indicating that the Grassy Run Homeowners Association is not bound by the Davis-Sterling Common Interest Development Act. However, we do want to be bound by the legal principles and presumptions judicially determined to relate to common interest developments of the cases listed in the section.

Dick N. asked if there were any comments on the proposed CC&R's Article VI and VII under discussion.

Barbara S. and Vivian A. discussed their comments.

## REPORTS

### 10. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance, approximately \$26,700.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrun.hoa](mailto:treasurer@grassyrun.hoa).

Peter A. also conveyed that 37 property owners have paid the first installment of the 2015 annual dues.

Peter A. discussed the amount of time taken to apply liens on property that are delinquent and would like to discuss with the Board the possibility of establishing a processing fee that would be charged to the property owner. An action item will be placed on the January 28, 2015 Board meeting agenda to discuss and approve establishing a processing fee for applying liens.

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

Barbara S. conveyed that the Roads Committee met again to discuss the proposed white line near the yield sign at the intersection of Grassy Run Road and Rolling Rock Road to address the right-of-way concerns of Donna Ayerst. The Roads Committee has decided to stay with their prior recommendation of no changes to that intersection or any other intersection within the GRHA road network.

**12. Adjourn at 8:00 pm**