

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Tuesday January 9, 2018, 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, Vivian Abplanalp, Melanie O'Donnell

Board Members Absent

Michael Arguien

Members Present

Ryan Norton, John Thomason, Peter Abplanalp, Charlene Bosso, Sarah & Larry Beaver, Dick Nichols, Chris and Ken Lee

Jack M. explained the format/process of the meeting for the benefit of new members present at the meeting and also asked that everyone introduce themselves.

2. Member General Comments

Ken L. brought up the issue of loose dogs within the Association. Ken L. indicated that he encounters them when he walks from his house on the south side of Reservation Road near the Rancheria to the main mailboxes on Grassy Run Court. Some are Pit Bulls. Ken L. indicated that he believes he knows who they are and wants to speak with Jack M. about it. Jack M. conveyed that he will contact the owner about the issue.

Peter A also mentioned loose dogs around his property and has informed Jack M. as well. Melanie O'D. indicated she has seen a Rottweiler loose in the area and she will not walk her dogs because of this. Charlene B. also mentioned she has had a dog on her property as well and she lives on Buck Mountain Road. Jack M. conveyed that any member can call the County Animal Control to deal with the situation.

Charlene B. wanted to thank Jack M. for his letter that was sent out with the invoices for first installment of annual dues and wanted to know how to run for an open position. Jack M. explained it is as easy as sending an email. Charlene B. indicated she would be interested in President. She believes having a HOA Board is very important. Jack M. explained that consideration of employing a HOA management firm had been on his mind for about a year. Ryan N. also indicated his interest in a position.

John T. complemented Jack M. regarding his letter and conveyed that Barbara Sebastian appreciated the letter as well.

Ryan N. asked about the Reservation mentioned in Jack M's letter. Jack M. explained this dealt with the roadways and if GRHA does not exist, anyone can traverse the roads of GRHA. Dick N. explained that the court order is only enforceable by the Association, not be an individual of the Association (this mentioned in letter).

Peter A. also explained the elimination of the easements within Grassy Run and the process of how we went about doing so.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Vivian A. mentioned that she will call the El Dorado County Library in Placerville to check on April dates to hold the GRHA Annual meeting.

Jack M. conveyed that he answered two demand letters for the Reservation Road and Buck Mountain Road properties currently for sale.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of November 29, 2017 – Jack M.

Second – Melanie O'D

Ayes: Jack M, Vivian A, Melanie O'D

Nays: None

5. Approve the renewal of Directors & Officers liability insurance with IHG – Melanie O'Donnell

Melanie O'D explained this item and indicated that payment is due on February 22, 2018.

Motion to approve the expense of \$2,342.00 to IHG (formally AON) for the renewal of the Grassy Run Homeowners Association Directors & Officers liability insurance – Jack M.

Second – Vivian A Ayes: Jack M, Vivian A, Melanie O'D Nays: None

6. Approve the renewal of GHRA Commercial liability insurance – Melanie O'Donnell

Melanie O'D explained this item and indicated that payment is due on January 18, 2018.

Dick N. asked Melanie O'D about the issues of communication with the company on whether to continue to do business with them. Melanie did not have an issue with continuing with the company.

Motion to approve the expense of \$2,608.90 to Cumbre Insurance Services, LLC (formally Mother Load Insurance Services) for the renewal of the Grassy Run Homeowners Association Commercial liability insurance – Jack M.

Second – Vivian A Ayes: Jack M, Vivian A, Melanie O'D Nays: None

7. Approve the suspension of fund distributions to the Legal Defense Fund and the Reserve Fund Accounts for Fiscal Year 2018 – Jack Martin

Dick N. conveyed that he would like the discussion pertaining to the Legal Defense Fund be discussed after the closed session for reasons sent to the Board members in a prior email. Jack M. asked if we can vote on these as separate items and Dick N. indicated that the Board could.

Jack M. explained that we will be short on funds to repair/maintain Turkey Track Road and if we put off the distribution of monies to the Legal Defense Fund and the Reserve Fund accounts, that would give us enough funds for the maintenance needed on Turkey Track Road.

Peter A. indicated a potential new Roads Superintendent could be established in April 2018 and suggested the new Roads Superintendent have the opportunity to review the work proposed for Turkey Track Road.

John T. conveyed that with Michael A. leaving the position of Roads Superintendent in April 2018, Michael A. wants to set up \$55,000 for the work needed on Turkey Track Road with Joe Vicini Inc. (Vicini), as Vicini has indicated that the 2nd or 3rd week in August is available to get the work done.

Motion to approve the suspension of funds to the Reserve Fund account only for fiscal year 2018 to supplement the Operating account so that all the work needed on Turkey Track can be completed in 2018 – Jack M.

Second – Melanie O'D Ayes: Jack M, Vivian A, Melanie O'D Nays: None

8. Approve reimbursement of 2017 November/December GRHA Treasurer Expenses – Melanie O'Donnell

Melanie O'D explained each item listed below.

GHRA EXPENSE REPORT November/December 2017–Melanie O'Donnell

Date	Description	Amount
Nov2017	Stamps purchased for 2nd HOA notices	\$9.80
Nov2017	Expense for 3 certified letters for lien notices	\$20.40
12/09/17	Office Depot - printer ink	\$32.46
12/15/17	Office Depot - stamps to mail January 1, 2018 HOA invoices	\$19.60
12/15/17	Office Depot – additional stamps and envelopes for January 1, 2018 invoices	\$57.48
TOTAL		\$139.74

Motion to approve the reimbursement of \$139.74 to Melanie O'Donnell for November/December 2017 Treasurer expenses – Jack M.

Second – Vivian A Ayes: Jack M, Vivian A, Melanie O'D Nays: None

9. Approve reimbursement of 2017 September/October & 2018 January GRHA Secretary Expenses – Vivian Abplanalp

Vivian A explained each item listed below.

GHRA EXPENSE REPORT September/October 2017, January 2018 – Vivian Abplanalp

Date	Description	Amount
09/16/17	Postage for mailing Tree Trimming notices to five property owners	\$2.35
09/17/17	Postage for mailing Non-Compliance of Spring 2017 Easement Maintenance letters to four property owners	\$1.88
10/26/17	Postage for mailing 2017 Fall/Winter Easement Cleanup notices to seven property owners (no email on file or do not reside in the Assoc.)	\$3.43
01/04/18	Two reams of paper	\$10.00
01/04/18	One box of sheet protectors (\$7.99) plus tax for 1/4/18 purchases (\$1.48)	\$9.47
TOTAL		\$27.13

Motion to approve the reimbursement of \$27.13 to Vivian Abplanalp for September/October 2017 and January 2018 GRHA Secretary expenses – Jack M.

Second – Melanie O'D

Ayes: Jack M, Vivian A, Melanie O'D

Nays: None

DISCUSSION ITEMS

10. Larry and Sarah Beaver eagerly expressed interest in running for office

Jack M. welcomed Larry and Sara Beaver and conveyed that Larry and Sarah are interested in participating on the Board. Jack M. conveyed that the positions needing to be filled are Vice President, Secretary, Treasurer and Roads Superintendent. Jack M. indicated that he will run for another term as President, in addition to anyone else who wants to run for the position of President.

Ryan N. and Charlene B. conveyed that they are also interested in Board positions.

Jack M. indicated that the Vice President vacancy can be filled immediately by a Board vote and did not need to wait until the elections in April 2018. Ken L. offered to fill the Vice President vacancy. Ken L. indicated that with his past experience, he can support others on the Board.

Jack M. indicated that the Board positions of Secretary and Treasurer are the busiest positions.

11. Board positions to be filled – Vice President, Secretary, Treasurer, Road Superintendent

Dick N. asked what are the normal positions up for election voting in 2018.

Vivian A. conveyed that the President and Secretary Board positions will be voted for as their term ends April 2018. The terms for Treasurer and Roads Superintendent end in April 2019, however, due to these positions being vacated in April 2018, they will be on the ballot to elect someone to fill the remaining one-year term or each position.

12. Research and engage a HOA Management Firm (cost, duties, potential dues increase, etc.)

Dick N. believes items discussed in closed session may pertain to this item. Jack M. indicated that this was for the item Peter A. mentioned in the last Board meeting. In the event no one filled positions on Board, there are companies that do this for a fee.

Jack M. commented that this item may be a moot point as there has been interest in filling vacant/vacating Board positions by members present.

13. Treasurer update – Melanie O'Donnell

Melanie O.D. conveyed the operating account balance is approximately \$15,908.00. Anyone interested in more detailed information, contact Melanie O.D. at treasurer@grassyrunhoa.net.

CLOSED SESSION

14. Potential Litigation Against Member – Board, Legal Affairs Committee Chair

Jack M. conveyed the process of a closed session to the new members present at the meeting and that members are free to go or remain and come back after the closed session has concluded. For those not interested in sticking around, they can leave.

REPORTS

15. Closed Session Report

The Board reported that, in closed session, the Board, by a unanimous vote of 3-0, to authorize the preparation and recording of a new comprehensive lien against member and to take the necessary steps to ascertain the current address of the member.

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

Jack M. conveyed that as a result of information discussed in closed session, he is withdrawing the suspension of fund distributions to the Legal Defense Fund as proposed in action item #7. Funds will continue to be distributed to the Legal Defense Fund account. Melanie O'D and Vivian A. agreed.

John T. asked about the property owners that cut down several trees this past year.

Jack M. has sent property owners a notice and has not heard back. Jack will request item on next agenda to address and request a fine.

Dick N. mentioned that El Dorado County adopted a very restrictive Oak Tree Ordinance that could impact our tree cutting rules.

Jack M. mentioned that a link to the ordinance be placed on our web site. Dick N. indicated that part of the problem is that the ordinance was adopted but is not yet part of the Ordinance code, which makes it difficult to find on the county website.

17. Adjourn at 8:46 pm