

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday July 17, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:17 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst

Members Present

Dick Nichols, Rama Potter, Ray & Barb Sebastian, Debbie Finch, John Thomason

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. announced the new owners of 5176 Little Brush Ridge Road, Brian and Lisa Cord. Peter A. also announced that the vacant lot on Grassy Run Road was sold and that the new owners provided a site plan to the Board for building a house on the property.

Jack A. announced that he issued a road permit to property owner Kientz for a gravel truck.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of May 28, 2014 – Peter A.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

5. Approve California Pavement Maintenance (CPM) proposal to slurry on Reservation Rd for \$20,406.06 – Peter Abplanalp

Peter A. conveyed that he approached CPM to request a bid for the next section of roadway to slurry. Road work is scheduled for Wednesday September 17, 2014. Slurry will be applied on Reservation Road from 5209 Reservation Road (Babbitt residence) to the end of Reservation Road at the Red Hawk boundary gate (King residence).

Roadway will be closed from 9:00am to approximately 5:00pm on September 17, 2014 for safety reasons. Notice will be posted 30 days in advance of work.

The \$200 fine violation amount approved by the Board on April 30, 2014 for the road closure on May 14, 2014 for slurry work will apply to violations of the road closure on September 17, 2014.

The Road Work Party on July 12, 2014 patched portions of Reservation Road in preparation of the slurry work on September 17, 2014.

Motion to approve CPM proposal to slurry on Reservation Rd from Babbitt residence across bridge and up Reservation Rd grade and ending at King residence (Red Hawk boundary gate) for \$20,406.06 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

6. Approve Wade Ehrlich General Engineering proposal for culvert and roadside drainage restoration and preventive maintenance for \$14,290.00 – Peter Abplanalp and Roads Committee

Barb S. conveyed that the Roads Committee received several bids for culvert and drainage restoration work and the Committee selected Wade Ehrlich General Engineering to perform the work.

Barb S. explained what the work would entail:

1. Install a grate over the culvert at the corner of Turkey Track Road and Reservation Road
2. Ditch cleaned out and rock placed for drainage on Reservation Road, west side of the bridge
3. Ditch cleaned out and rock placed for drainage on Reservation Road, past Stones Throw Road
4. Culverts and ditching cleaned out so water will flow properly on upper Little Brush Ridge Road
5. Bot dots installed on the roadway approaching the bridge to slow drivers down on the steep slope to the bridge. These will be placed after the slurry work is completed on September 17, 2014.

Barb S. conveyed that this work would be performed the first week in August 201.

Motion to approve Wade Ehrlich General Engineering proposal for culvert and roadside drainage and preventive maintenance on Little Brush Ridge Rd and Reservation Road for \$14,290.00 – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

7. Approve Joe Vincini, Inc. proposal to repair 600' of Little Brush Ridge Rd. with 2" asphalt overlay for \$13,150.00 – Peter Abplanalp and Roads Committee

Peter A. and Barb S. explained that the upper section of Little Brush Ridge Road is in need of repair and that gravel from driveways is further damaging the roadway.

Motion to approve Joe Vincini, Inc. proposal to repair 600' of Little Brush Ridge Rd with 2" asphalt overlay for \$13,150.00 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

8. Approve additional Road Committee budget of \$500.00 for patch and supplies for 2014 – Peter Abplanalp

Peter A. conveyed that there are additional sections of roadway on Reservation Road and Turkey Track Road that are in need of additional patching.

Motion to approve an additional Road Committee budget of \$500.00 for patch and supplies for 2014 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

9. Approve reimbursement of \$1031.01 for semi-annual invoice mailings, notary charges, recorder's fee, cold patch – Peter Abplanalp

Peter A. provided receipts to Board members for review of the expenses outlined below. The bulk of the expense was for materials used for road maintenance on July 12, 2014.

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/04/14	Stamps (7) mail June statements	\$3.43
05/28/14	Black Inkjet cartridge (Costco 65.99 +tax dual pack) - expense one cartridge	\$35.63
05/30/14	Envelopes (Peel and Seal) \$18.49 + tax Office Max	\$19.97
06/01/14	Stamp 4 books of 20 stamps (80 total) to mail Invoices	\$39.20
06/01/14	Stamps (5) mail June statements	\$2.45
06/04/14	U.S Post mail two certified letters (\$6.49 ea.) Lien notice	\$12.98
07/05/14	Stamps (2) mail July statements	\$0.98
07/09/14	Notary Public (Lien) Gold Country Bail Bonds	\$10.00
07/09/14	El Dorado County (Lien) recording fee	\$24.00
07/09/14	80 bags SAKRETE 60LBS BLACKTOP PATCH for July 12th work party	\$698.49
07/10/14	Gloves, Paint Rollers, Paint Trays, Paint Cans for July 12th work party	\$65.40
07/11/14	Three Tamper, Gloves, WD-40	\$118.48
TOTAL		\$1,031.01

Motion to Approve the reimbursement of \$1031.01 to Peter Abplanalp for the expenses outlined above – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

DISCUSSION ITEMS

10. Proposed CC&R's, By-Laws and other documents - How best to present and review with the membership – Governing Documents Committee

Dick N. conveyed that he believes that the review of the proposed By-Laws can be accomplished in one Board meeting whereas the review of the proposed CC&R's would span several Board meetings.

Vivian A. conveyed that she would send out the proposed governing documents to property owners in advance so that they may review and comment on the proposed changes.

The proposed By-Laws and CC&R's will be reviewed based on the following schedule. This schedule is subject to change if additional review sessions are needed.

Board Meeting Date	Governing Document Reviewed
August 27, 2014	By-Laws <u>Sections</u> Article I – Name, Location & Nature of Association Article II – Membership Article III – Meetings of Members of the Association Article IV – Elections Article V – Board of Directors Article VI – Power and Duties of the Board of Directors Article VII – Officers, Agents and their Duties Article VIII – Director and Committee Meetings Article IX – Records Article X – Assessments Article XI – Amendments Article XII – Miscellaneous
September 24, 2014	Covenants, Conditions and Restrictions (CC&R's) <u>Sections</u> Introduction Article I – Definitions Article II – Properties Subject to this Declaration
October 29, 2014	Covenants, Conditions and Restrictions (CC&R's) <u>Sections</u> Article III – Property Rights Article IV – Covenant for Assessments
November 26, 2014	Covenants, Conditions and Restrictions (CC&R's) <u>Section</u> Article V – Building, Residential & Conduct Restrictions
December 2014 or January 2015	Covenants, Conditions and Restrictions (CC&R's) <u>Sections</u> Article VI – General Provisions Article VII – Authority of Grassy Run Homeowners' Association to Provide for Electrical Service to all Parties Situated within Grassy Run

REPORTS

11. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance, approximately \$62,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrun.hoa.

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

Vivian A. asked if the July 30, 2014 Board meeting would be needed. After discussion, it was decided to cancel the July 30, 2014 Board meeting.

13. Adjourn at 7:53 pm