

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday July 25, 2017, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:18 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Michael Arguien

Board Member Not Present

Melanie O'Donnell

Members Present

Dick Nichols, Dave Waddell

2. Member General Comments

Dave W conveyed that the Planning Commission on July 19, 2017 approved the GRHA petition to extinguish the easements on Little Brush Ridge Road. There is a 10 day appeal period before an official letter is sent.

Dave W. will be filing the Certificate of Correction Modification or Amendment to amend the parcel maps that created the easements back in 1970.

At the July 21, 2016 Board meeting a motion by Jack M. was approved for a not-to-exceed amount of \$5,000.00 to cover the cost of filing the Extinguishment and Termination of Easements application with the County of El Dorado, along with any applicable application fees.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Dick N. commented members of the Board have had oral conversations in the past with Bruce Inman, an attorney with expertise on HOA's, regarding the Davis Sterling Act.

Dick N. believes these oral conversations are significant enough to suggest formal legal opinion from Bruce Inman on the Davis Sterling Act regarding the GRHA is needed and needs to be documented.

Dick N. believes this would be a legitimate expense out of the Legal Defense Fund and offered to contact Bruce Inman for his hourly rate for this effort.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of June 28, 2017 – Jack M.

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

5. Approve Reimbursement for Mailing Tree Trimming Notices – Vivian Abplanalp

Motion to approve reimbursement of \$14.70 to Vivian Abplanalp for the purchase of postage for mailing the notices for tree trimming to 30 property owners – Jack M.

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

6. Approve Reimbursement of 2017 May/June GRHA Treasurer Expenses – Melanie O'Donnell

Board members present reviewed the treasurer expenses as listed below before making a motion to approve.

GHRA EXPENSE REPORT May & June 2017 – Melanie O'Donnell

Date	Description	Amount
06/15/17	Certified mail for mailing two lien notices	\$13.18
06/15/17	Mailing invoices for second installment of HOA dues – 80 stamps	\$39.20
06/13/17	Notary fee at The UPS Store for lien	\$15.00
06/13/17	County Recorder fee for recording lien	\$20.50
05/01/17	Certified mail for lien notices to three property owners	\$19.98
TOTAL		\$107.86

Motion to approve reimbursement of \$107.86 to Melanie O'Donnell for the 2017 May/June Treasurer GRHA expenses – Jack M.

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

7. Approve Funding for Various Ongoing Small Road Repairs – Michael Arguien

Michael A. conveyed that there are sections of the road on Turkey Track where pot holes are forming and sections of Grassy Run Road where the roadway is sinking. These funds would be used to repairs these sections of the roadway. Michael A. also conveyed that all the roadways will be evaluated and identified work needed with the possibility of a Road Work Party being scheduled to address the repairs.

Motion to approve \$1,000.00 funding to the Roads Committee for various ongoing small road repairs with any remaining funds returned to the Operating Fund at the end of the year – Michael A.

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

DISCUSSION ITEMS

8. Request of 5453 Reservation Rd to install a gate at end of driveway

Michael A. conveyed that he met with Kirk Miller. Kirk conveyed that they are having a problem with trucks breaking up their driveway and people turning around realizing it is a dead end.

Michael A. showed the Board a picture/drawing of where the gate would go taking into consideration the 56' utility easement on the property which would result in needing to place the gate further back on the driveway.

Vivian A handed out copies of the parcel map Arisia Miller had forwarded to the Board in an email. It was discussed where the easements are located through the parcels.

Michael – gate on uninsured roadway

Jack M commented that Kirk Miller should be informed to have El Dorado County come out and tell Kirk M where the gate should be placed. Jack M. will send email to Kirk M. regarding this.

9. Recommendation of potential candidates for Vice President

Vivian A presented her suggestion of property owners as potential candidates for Vice President.

Dick N. commented that the positions on the Board are currently filled by property owners on Little Brush Ridge Road. However, Dick N. does not believe the Board acts in a manner that would favor themselves or Little Brush Ridge Road residents.

Dick N. requested that at the September 27, 2017 meeting, a discussion of appointments to the Compliance Committee, consisting of four (4) members be conducted. Vivian A. agreed to include a discussion item on the agenda for the September 27, 2017 Board meeting.

10. Additional outdoor pedestal parcel lockers

Vivian A provided copies of an email sent by Peter Abplanalp on July 20, 2017 with a proposal of adding an additional pedestal parcel locker.

Dick N. conveyed that historically, the tribe used the mailboxes at the cul-de-sac. Each single unit has 30 boxes and there are 4-5 units at the main mailboxes. We only have 81 parcels. Dick N asked if we can investigate if we can get rid of one to allow the addition of a parcel locker located with the others at the main mailboxes.

Vivian A conveyed that Peter Abplanalp has volunteered to contact the Postal Office on how to go about getting a parcel locker approved and then ordered.

11. Treasurer Update – Melanie O'Donnell

No report was provided as Melanie O'D. was absent from the meeting.

REPORTS

12. None

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

Vivian A conveyed a conversation she had with Ken Lee at the main mailboxes where Ken L pointed out that some posts are showing signs of dry rot.

Michael A. advised that the repair work should be performed by a licensed contractor, for liability reasons.

14. Adjourn at 8:11 pm