

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday June 24, 2015, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

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

Members Present

Barb & Ray Sebastian, Dick Nichols, John Thomason, Ken Lee, Robert Spears, Analise Mina, Phillis Mina, Debbie Finch, Jason and Michele King

Invited Non-Members Present

Tom Cooper of the Flying M Ranch

2. Member General Comments

Barb S. conveyed that the slurry work on June 17, 2015 went smoothly. There was good support from everyone impacted by the closure of the road. Jack M. agreed.

Tom Cooper from the Flying M Ranch introduced himself.

New property owners Robert Spears and Analise Mina introduced themselves along with Phillis Mina.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A. conveyed that the slurry work on June 17, 2015 missed a section of roadway on Buck Mountain Road. Conversations with Dave Ramona of CPM, Inc. who looked at the section of roadway and agreed it was missed and will provide a date when the work will be done. This will only impact one homeowner.

Board agreed to hold payment until this section of Buck Mountain Road is slurried.

Michael A. conveyed that he has receipts for three (3) bags of patch. This expense is covered under the previously approved Roads Committee budget for road maintenance.

Michael A. introduced Tom Cooper of the Flying M Ranch and suggested that item 8 on the agenda – **Speeding issues on Buck Mountain Road presented by Tom Cooper from “Flying M Ranch”** – be moved up to discuss after item 4 on the agenda so Tom C. does not have to attend the full meeting. The Board agreed to the request.

Vivian A. thanked Michael A. for posting the agenda and meeting minutes on Saturday June 20, 2015 in her absence.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of May 27, 2015 – Michael A.

Second – Jack M.

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

DISCUSSION ITEM

8. Speeding issues on Buck Mountain Road presented by Tom Cooper from “Flying M Ranch”

Tom C. thanked the Board for hearing the speeding issues he is concerned about on Buck Mountain Road. There are two (2) direct concerns: 1) The welfare of animals and people crossing

the road between the property and 2) a car racing/excessive speeding on the roadway can spook a horse and seriously injure the rider and horse. Tom C. indicated that some vehicles are speeding down the hill portion of the roadway and mentioned a light blue Subaru sedan that has been seen speeding on the roadway. Tom C. indicated that they have posted signs for people to slow down but the signs have been ignored, indicating that several cats and a rooster have been hit and died as a result.

Jack M. recommended and asked the Roads Committee to make it a top priority to discuss the issues and establish some suggestions to assist Tom C.

Dick N. conveyed that portions of Buck Mountain Road are both public and private. What can be done to resolve the speeding issue would be influenced by whether the section of the roadway is public or private. Tom C. indicated that he would research this. Michael A. indicated he would assist Tom C. with this research.

Tom C. conveyed that he appreciates the concern by the Board on this issue and will be happy to work with the Board and Roads Committee to find a solution. Michael A. indicated that the Roads Committee will discuss the issue at the next Roads Committee meeting.

ACTION ITEMS

5. Approve sending notices to residences not meeting the June 1, 2015 Easement Maintenance timeframe – Michael Arguien

Michael A. conveyed that since the last Roads Committee meeting, ten (10) properties were in violation of the June deadline for spring easement clearing and now only two (2) properties are in violation of the deadline.

Motion to approve the sending of notices to residents not meeting the June 1, 2015 Easement Maintenance timeframe – Michael A.

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

6. Approve Board Secretary sending notices to residences not meeting the June 1, 2015 Easement Maintenance timeframe – Michael Arguien

Michael A. conveyed that any communications to members should be sent by the Secretary of the Board, not by a member of the Roads Committee. Michael A. will compose the letters then Jack M. will sign them and Vivian A. will mail them out to the property owners.

Motion to approve the Board Secretary to send notices to residences not meeting the June 1, 2015 Easement Maintenance timeframe – Vivian A.

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

7. Approve installing drain inlet at 5400 Buck Mountain Rd by Wade Ehrlich for \$1,200.00 – Michael Arguien

Michael A. conveyed that while Wade Ehrlich was doing some ditch work, a drain inlet was discovered under debris and was three (3) feet deep. The roadway narrows at that point and someone can go off the side of the road into it and cause damage.

Wade E. has suggested installing a similar drain to the one at the intersection of Turkey Track and Reservation Road and indicated that \$1,200.00 would cover the expense of the drain, with the rock surround already paid for under the ditch work contract.

Michael A. conveyed that the Roads Committee unanimously approved presenting this recommendation to the Board for approval and indicated that Wade E. is available to do this work once the Board gives their approval.

Motion to approve the installation of a drain inlet at 5400 Buck Mountain Road by Wade Ehrlich for \$1,200.00 – Peter A.

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

DISCUSSION ITEM

9. Installation of “Botts’ Dots” on Reservation Road just north of bridge for purpose of slowing traffic

Michael A. conveyed that he visited Green Valley Road and Ponderosa Road to see how the “Botts’ Dots” are applied on those roads to get an idea of applying them to the east side of the bridge.

Michael A. conveyed a concern for the residents that ride motorcycles and Jack M, a motorcycle rider himself, indicated that he has no concerns regarding the Botts’ Dots. Michael A. conveyed that the Roads Committee will discuss this item further at their next meeting.

REPORTS

10. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$23,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that invoices were mailed on June 15, 2015 for payments are due by July 1, 2015. Peter A. conveyed that he has received a dozen or so payments to date.

Peter A. conveyed that he received \$3,200.00 from probate representing the outstanding balance owned the Association for the property at 5220 Little Brush Ridge Road.

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

Ken L. mentioned he noticed a car parked at the property of 4951 Reservation Road about two (2) weeks ago. He also mentioned seeing a white pickup truck going slow along Reservation Road and speeding away once Ken L. was seen. He wanted to inform the Board of these suspicious vehicles.

Robert Spears introduced himself along with Analise Mina and “Mama” (Phillis) Mina. Robert S. conveyed that he hired an arborist to conduct a tree canopy and density report to identify trees for removal for the health of the good trees. He also conveyed that he will keep the Board informed of the findings of the reports. Robert S. conveyed that he expects to build on the property in the August 2016 timeframe. He also conveyed that he wants to rebuild and pave the roadway from Grassy Run Road to the property to make it more accessible.

John T. asked if new homeowners are getting the Welcome packets. Jack M. conveyed that he has not handed the out. Peter A. indicated that the title company gives out the C&R's to new homeowners.

It was mentioned that the old website for the Grassy Run Homeowners Association is still accessible even though it is no longer hosted. Dick N. asked that the webmaster to verify that the www.grassyrunhoa.org is redirected to the www.grassyrunhoa.net.

12. Adjourn at 8:05 pm