

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday June 28, 2017, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16 pm

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Melanie O'Donnell, Michael Arguien

Members Present

Dick Nichols, John Thomason, Barbara Sebastian, Glenn Potter

2. Member General Comments

John T commented that he noticed new residents moved into 5209 Reservation Road and was wondering if it would be possible to provide the new owners with information on the GRHA C&R's and By-Laws. Jack M conveyed that he stopped by and introduced himself to the new owners – Larry and Susan Beaver. Jack M. conveyed that Larry and Susan B. hired a tree arborist and that the arborist has indicated that there are 4 to 5 trees that are dying and will be removed.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A. commented on how well the road work done by Joe Vincini on South Reservation Road came out. John T. concurred.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of May 30, 2017 – Jack M.

Second – Michael A. Ayes: Jack M, Rama P, Vivian A, Melanie O'D, Michael A. Nays: None

5. Approve Reimbursement of 2017 May/June GRHA Expenses – Vivian Abplanalp

Vivian A. explained each item listed below.

GHRA EXPENSE REPORT May & June 2017

VIVIAN ABPLANALP

Date	Description	Amount
05/27/17	Box of Envelopes 50 count	\$9.73
05/27/17	Printing costs for 75 copies of the Parcel Information Memo Request sent with the July 2017 invoices	\$13.64
06/05/17	Book of Stamps (20 stamps) for mailing second notice of 2017 Spring Easement Cleanup	\$9.80
06/24/17	Postage for mailing proposed Operating Rules to property owner not residing in GRHA/no email on file	\$1.82

TOTAL \$34.99

Motion to approve reimbursement of \$34.99 to Vivian Abplanalp for the 2017 May/June Secretary GRHA expenses – Jack M.

Second – Michael A. Ayes: Jack M, Rama P, Vivian A, Melanie O'D, Michael A. Nays: None

6. Consideration and Adoption of Operating Rules Pursuant to Article VI, Section 1(a) of the GRHA By-Laws – Board

Jack M. conveyed that since the proposed Resolution 17-01 and the proposed Operating Rules 17-01 through 17-09 were provided to the Board on May 28, 2017, providing about a four (4) week review and comment period, he will impose a time limit for discussion of this agenda item.

There was discussion about the second notices of 2017 Spring Easement Cleanup responsibilities have been mailed. Rama P. conveyed that she researched prior year's Board meeting minutes that mentioned the sending of second notices regarding easement cleanup but did not see any mention of fines being levied to property owners still in violation. Michael A. conveyed that the Board has been

negligent in this area as the process of actually fining a property owner takes a long time and there is a need to address the situation in a timely manner.

Rama P. conveyed that she is not opposed to a more timely manner to fine violators but is concerned with the abuse of power by the Board with the Operating Rule 17-06 providing a range of dollar amounts of fines instead of a schedule of fine dollar amounts. Glen P. conveyed that he agrees with fining violators and that accountability is important, but believes the upper fine of \$5,000.00 is too wide open.

Dick N. conveyed that when the Board approves the imposition of a fine, the property owner has the right to request a review by the GHRA's Compliance Committee. Dick N. also conveyed that the Compliance Committee would have the authority to affirm, deny or increase any fine imposed on a property owner. This Compliance Committee would be a standing committee as identified in Operating Rule 17-07.

Jack M. conveyed that a motion will be taken on the proposed Resolution and proposed Operating Rules as a whole and not individually.

Motion to approve Resoution 17-01 and Operating Rules 17-01 through 17-09 – Jack M.

Second – Michael A. Ayes: Jack M, Vivian A, Melanie O'D, Michael A. Nays: Rama P.

DISCUSSION ITEMS

7. Replenish the Reserve Fund money used for South Reservation Road work

Michael A. conveyed that he wanted to confirm what funds will be used for the road work at the South end of Reservation Road since the work was exceed by \$9000. Discussions in a previous Board meeting agreed to go ahead to borrow the money from the Reserve Fund and replenish the Reserve Fund after July invoices are paid enough to transfer the monies.

8. Roads Committee update to the Board on "2017 Spring Easement Cleanup"

Michael A commented that there are 30 letters to property owners that will be mailed to take care of trimming trees overhanging the roadway. Trees overhanging the roadway need to be trimmed up to 14 feet.

9. Treasurer Update – Melanie O'Donnell

Melanie O'D. conveyed the operating account balance is approximately \$26,900.00. Anyone interested in more detailed information, contact Melanie O'D. at treasurer@grassyrunhoa.net.

REPORTS

None

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

Vivian A commented that she will not be able to attend the August 30, 2017 meeting and asked for a volunteer to post meeting notices and take meeting minutes. Jack M. commented that he will also be on vacation and will not be attending the August 30, 2017 meeting. It was decided to cancel the August 30, 2017 Board meeting.

Jack M conveyed that he authorized the cutting of several large oaks on the property of 5144 Reservation Road.

11. Adjourn at 7:52 pm