

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION  
SPECIAL BOARD MEETING  
Wednesday June 8, 2016, 7:00 p.m.  
Abplanalp Residence  
5241 Little Brush Ridge Road, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:03 pm**

Board Members Present

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

Members Present

Dick Nichols, Brad and Brooks Stubblefield

**ACTION ITEM**

**2. Approve construction plans for the undeveloped lot on Grassy Run Road - Board**

Brad S. presented the final construction plans to the Board members for review. Address of property is 5350 Grassy Run Road; parcel number APN 319-050-3010. Jack M. initialed each page of the construction plans to signify Board approval.

Motion to approve the constructions plans, as presented by Brad and Brooks Stubblefield, for a residence to be built at 5350 Grassy Run Road – Jack M.

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

**3. Approve sending notices to residents/property owners not meeting the June 1, 2016**

**Easement Maintenance timeframe – Michael Arguien**

Michael A. conveyed that pictures were taken of the easements that were not cleared by June 1, 2016. These pictures will be included with the letters that are mailed to the residents/property owners to address the easement maintenance. Michael A. presented the letters for Jack M. to sign. Michael A. presented to the Secretary for historical recordkeeping, a list of residents/property owners that will receive the letters.

Motion to approve sending notices to residents/property owners not meeting the June 1, 2016 Easement Maintenance timeframe – Jack M.

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

**4. Approve Board Secretary sending notices to residents/property owners not meeting the June 1, 2016 Easement Maintenance timeframe – Michael Arguien**

Vivian A. conveyed that last year the Secretary sent out these letters to the residents/property owners not meeting the 2015 Spring easement maintenance, therefore it makes sense that the Secretary send out the letters to the residents/property owners not meeting the 2016 Spring easement maintenance.

Motion to approve Board Secretary sending notices to residents/property owners not meeting the June 1, 2016 Easement Maintenance timeframe – Michael A.

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

**5. Additional Comments – Members, Board Members, Chair, Legal Affairs Committee**

Dick N. conveyed that we now have all the signatures on the easement extinguishment agreement thanks to Peter A. Dick N. presented a map showing the easements that are being extinguished.

Dick N. provided to the Board the Applicant for a map amendment that will be filed with the El Dorado Planning Department. This will be recorded as an amendment to existing parcel map and will show the extinguished easements.

It has been identified that the Board has not approved a not-to-exceed amount for filing the application and application fees. An action item will be placed on the July agenda for a not-to-exceed amount of \$5,000.00 for the cost of filing the application and application fees. Dave Waddell believes these costs will not exceed \$5,000.00. In the event that the county fees do, Dick N. will request an agenda item to request additional money.

**6. Adjourn at 7:31 pm**