

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Saturday, March 9, 2013, 8:00 a.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 8:06 am

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Members Present

Barbara & Ray Sebastian, Dick Nichols, Michael Arguien, Donna Ayerst

2. Member General Comments

There were no general comments.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Vivian A. asked Jack M. if he will be providing a President's Message to include with the annual meeting mailing. Jack agreed to provide one.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Motion to approve the January 31, 2013 and February 28, 2013 Board meeting minutes – Jason K.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

5. Appoint an Inspector of Elections – Vivian Abplanalp

Vivian A conveyed that Barbara Sebastian discussed with Norma Thomason the position of Inspector of Elections. Barbara S. communicated to Vivian A. that Norma T. is available to be the Inspector of Elections.

Motion to appoint Norma Thomason as the Inspector of Elections – Vivian A.

Second – Jason K.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

6. Approve Annual Meeting Agenda – Jack Martin

Vivian presented last year's annual meeting agenda to use as an example for discussions on what to include on this year's annual meeting agenda. The Board identified the additional items to include on the agenda – Road Repair, Bridge Repair, Proposed Amended and Restated CC&Rs and By-Laws and Dues Increase.

Motion to approve the agenda items as discussed and identified – Vivian A.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

7. Approve the inclusion of a vote to increase the annual dues with the Election of Directors Ballot – Peter Abplanalp

Vivian A. presented, for discussion, the proposed format of the vote to increase the annual dues on the Election of Directors Ballot.

Jason K. asked about whether a majority vote is needed for all items on the ballot. Dick N. conveyed that the Election of Directors needs a majority of all persons voting and the vote to increase the annual dues and the vote to accept the amended CC&Rs and By-Laws each require a majority of all parcels to pass.

There may still be a quorum for the Election of Directors vote even if we don't have a quorum for the dues increase vote or amended CC&Rs and By-Laws vote.

Motion to approve the formatting and inclusion of a vote to approve a dues increase with the Election of Directors Ballot – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

8. Approve the inclusion of a vote to approve the amended and restated CC&R's and By-Laws with the Election of Directors Ballot – Vivian Abplanalp

Vivian A. presented, for discussion, the proposed format of the vote to approve the amended and restated CC&R's and By-Laws on the Election of Directors Ballot.

Motion to approve the formatting and inclusion of a vote to approve the amended and restated CC&R's and By-Laws with the Election of Directors Ballot – Vivian A.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

Additional item – Jack M. wants to discuss the re-ordering of the agenda at the next Board meeting, wanting to move the comments section to the end of the agenda.

9. Adjourn at 8:29 am