

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday March 25, 2015, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Brian & Lisa Chord, Debbie Finch, Rama Potter

2. Member General Comments

Brian C. would like at some time to revisit the opportunity of practice shooting on property. Jack M. indicated it would be an approval of the membership. As the HOA C&R's stand now, BB guns are not allowed, in the new proposed amended and restated CC&R's, which are being voted on in April 2015, BB guns would be allowed.

Jack M. conveyed that at any time anyone can request an action item or discussion item to be placed on a meeting agenda by contacting a Board member.

Brian C. read in the proposed amended and restated CC&R's, which are being voted on in April 2015, that if you have parties three (3) times a year, concern regarding traffic, no issue with loudness gives the board the ability to enforce proposed amendment to the C&R's.

Brian C asked about a trail that was cleared between his property line and the BLM land given to the tribe. Peter A. explained that the BLM land held in trust by the government was given to the tribe in July of 2014.

Rama P. conveyed that she read on the Miwok Tribe website plans to build a hotel, a gas station, etc. and asked if anyone else hear about that. Brian C. indicated he heard they might build the hotel on top of the existing casino garage.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A. conveyed that he had a proposal from CPM to apply a coating of slurry work on Grassy Run Road and Buck Mountain Road. He did not have time to get an action item for this Board meeting as the Roads Committee met yesterday, Tuesday March 24, 2015 to discuss this road maintenance work. Residents will be provided a 30 day notice regarding road closure for the road maintenance work when the date is confirmed. An action item for Board approve of the expense for applying slurry on the roadway will be placed on the April 29, 2015 agenda.

Jack M. conveyed that all members of the Board received a letter dated March 25, 2015, requesting the repair of Castle Lane. Letter mentioned there have been several requests to repair the road and indicates these requests were not met. Letter also addresses possible litigation should the proposed and amended CC&R's pass at the annual meeting on April 11, 2015. It was mentioned that Barbara Sebastian or Dick Nichols might have knowledge as to if any requests to repair Castle Lane were made in the past. Vivian A. mentioned that she will check the history documentation in her possession for any requests. No one on the current Board could recollect a prior request, regarding Castle Lane, either written or verbal.

ACTION ITEMS**4. Approve Board Meeting Minutes – Jack Martin**

Motion to approve the Board meeting minutes of February 25, 2015 – Jack M.

Second – Michael A.

Ayes: Jack M, Vivian A, Peter A, Michael A.

Nays: None

5. Approve a Lien Processing Fee of \$50.00 – Board

Peter A. reviewed the lien process for the new members at the meeting.

Motion to approve a lien processing fee in the amount of \$50.00 – Vivian A.

Second – Michael A.

Ayes: Jack M, Vivian A, Peter A, Michael A.

Nays: None

6. Approve Reimbursement of Expenses Incurred in Support of the GRHA – Peter Abplanalp

Vivian A. explained the following expenses incurred in support of the GRHA were primarily for the upcoming Annual Meeting, Election of Directors, and voting on the amended and restated CC&R's and By-Laws.

Vivian A. thanked Barbara Sebastian for the 20% off coupon at Office Depot as that helped in reducing the copying costs from approximately \$2,000 to the exact amount of \$1,140.48. The volume of copies also helped reduce the per page cost for both color and black-and-white copies.

GHRA EXPENSE REPORT March 2015 - VIVIAN ABPLANALP		
<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/20/1	U.S. Post (.70x7) Proposed By-Laws for Review	\$4.90
09/18/1	U.S. Post (.49x7) Proposed Article I & II for Review	\$3.43
10/01/1	U.S. Post (.49x6) Fall/ Winter Easement Cleanup	\$2.94
10/05/1	U.S. Post (.49x7) Proposed Article III & IV for Review	\$3.43
10/14/1	U.S. Post (.49x6) Proposed Article V for Review	\$2.94
01/09/1	U.S. Post (.49 x6) Proposed Article VI & VII for Review	\$2.94
03/14/1	U.S. Post (.49 x21) Presidents message for Annual Meeting	\$10.29
03/07/1	Envelopes and Labels	\$29.34
03/07/1	Copying of By-Laws, CC&R's, Letters, Ballot (3,120 pages – color, b&w)	\$1,140.48
03/11/1	U.S. Post (\$2.87 x 80 residences) Annual Meeting mailing	\$229.60
3/21/20	TOTAL	\$1,430.29

Motion to approve the reimbursement of \$1,430.29 to Vivian Abplanalp for the expenses items incurred in 2014 and 2015 – Jack M.

Second – Michael A.

Ayes: Jack M, Vivian A, Peter A, Michael A.

7. Approve Reimbursement of March 2015 Expenses – Peter Abplanalp

Peter A. explained the following expenses that were incurred in March 2015 in support of the GRHA.

GHRA EXPENSE REPORT March 2015 - PETER ABPLANALP		
<u>Date</u>	<u>Description</u>	<u>Amount</u>
01/10/1	8.5 x 11 Paper (500 sheets)	\$16.20
02/01/1	U.S. Post (.49 x32) February Statements	\$15.68
02/15/1	U.S. Post (.49 x14) February 15th Late Fee Invoice	\$6.86
03/01/1	U.S. Post (.49 x14) March 1st Statements	\$6.86
03/05/1	U.S. Post (.49 x4) Correspondence with resident	\$1.96
	TOTAL	\$47.56

Motion to approve the reimbursement of \$47.56 to Peter Abplanalp for the expense items incurred in March 2015 – Jack M.

Second – Michael A.

Ayes: Jack M, Vivian A, Peter A, Michael A.

DISCUSSION ITEMS**8. Flying M Ranch Traffic Concerns**

Jack M. indicated he extended an invite to the owners and residents of the Flying M Ranch to attend the March Board meeting. The concern of the Flying M Ranch is that residents of GRHA are

driving too fast on Buck Mountain Road entrance to GRHA. Four (4) cats and a rooster have been run over and killed in the past year.

Brian C. asked about speed bumps on that stretch of Buck Mountain Road. Michael A. indicated the owners of Flying M Ranch had the same idea and it would be their responsibility for installing the speed bumps. The Fire Department would need to review how many speed bumps could be installed on that stretch of Buck Mountain Road and how high they can be. Peter A. mentioned that this was discussed at a Roads Committee meeting as well. Jack M. indicated it is logical that the speeders are GRHA residents.

Peter A. mentioned that the owners of Flying M Ranch own that portion of Buck Mountain Road and that the GRHA has permission allowing residents of GRHA to drive on the road.

Jack M. indicated compiling a reasonable list of vehicles or persons the owners of the Flying M Ranch believe are speeding on Buck Mountain Road and providing that list to the Board, will allow the Board to send a letter of concern regarding speeding on Buck Mountain Road.

Michael A. asked whether the whole membership, not just the residents identified, be notified of the speeding concerns. Jack M. agreed a letter should be composed to call attention to the speeding issue on Buck Mountain Road and sent it to the membership.

REPORTS

9. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$37,600.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrun.hoa.

Peter A. conveyed that we still have property owners who have outstanding obligations to the GRHA and statements will be sent.

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

Rama P. asked if any feedback has been received on the proposed amended and restated CC&R's or By-Laws. Jack M. indicated the Board has not received any.

Jack M. has had some email conversations with property owner regarding their blocked culvert. Michael A. indicated that the property owner does have a pipe under the driveway and it must be cleared out, as instructed by the Fall easement (drainage and culverts) clearing instructions. There will be a closed session item on the April 29th Board meeting to address this issue.

Lisa C. asked about the bridge. Michael A. conveyed that this is a large expense and the GRHA is putting monies aside to address it. Michael A. conveyed that he has been monitoring the bridge since the slurry was applied and has not seen any cracks.

Peter A. indicated that the Board in 2010 paid an engineering firm to evaluate the bridge and that the firm indicated the cinder pillars needed to be replaced. The cost of permits and new pillars approximately came to \$30,000. The structure underneath the bridge is in good shape, however some of the wood is rotting out but concrete slab is still in pretty good shape. The Board needs to build a reserve of funds in order to replace/rebuild the bridge. Peter A. explained the analysis that the Roads Committee did in researching the bridge repair (pre-fab bridge options).

11. Adjourn at 8:02 pm