

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday, March 26, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:18 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst

Members Present

Jason & Michele King, Mieko Saetta, Dick Nichols, Debbie Finch, John Thomason, Ray Sebastian

2. Member General Comments

No comments

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. announced Douglas Hollabaugh and Betty Kinoshita are the new property owners of 4951 Reservation Road (previous owner Janice Masterson).

Peter A. commented that Janice M. was a long-term resident and did a lot for GRHA. Janice was past President of the Board.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of February 26, 2014 – Jack M.

Second – Peter A.

Ayes: Jack M. Vivian A, Peter A.

Nays: None

5. Approve reimbursement of \$128.87 for postage and items approved at the February 26, 2014 Board meeting – Peter Abplanalp

Peter A. conveyed that the total amount of this reimbursement is actually \$140.14 (calculation error on agenda).

Details of the reimbursement:

• 2/18/14 Postage for six (6) Invoices @ .49 cents	\$ 2.94
• 2/27/14 Go Daddy (grassyrunhoa.org) renewal – two years	\$56.32
• 2/27/14 Solar Illuminations (replacement light for mailboxes)	\$65.69
• 3/01/14 Postage for eight (8) Statements @ .49 cents	\$ 3.92
• 3/01/14 Postage for 23 Notice of Elections @ .49 cents	<u>\$11.27</u>
	\$140.14

Motion to approve the reimbursement in the amount of \$140.14 for expenses (postage and items) approved at the February 26, 2014 Board meeting – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

6. Approval of California Pavement Maintenance (CPM) proposal to slurry from Rolling Rock (Hersh residence) and continue on Reservation Road, ending at intersection of Turkey Track (Babbit residence) for \$19,679.00 – Peter Abplanalp

Vivian A. mentioned that a copy of the proposal was not distributed to members prior to the meeting and offered copies to the audience.

Peter A. explained the contents of the proposal and mentioned the item indicating the road closure and the reason for the closure – it would take longer for the slurry to dry and hazardous to the workers when residents/guests drive by if the road closure was not in place.

The slurry work would be done on a weekday, Wednesday May 14, 2014, with road prep work taking place from 8:00am to 10:00am and estimated road closure of 4 to 5 hours.

Peter A. indicated that the Roads Committee members will monitor the slurry work and enforce the road closure.

Motion to approve the proposal of California Pavement Maintenance (CPM) in the amount of \$19,679.00 to slurry the roads between Rolling Rock to the intersection of Reservation Road and Turkey Track –Vivian A.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

7. Approval to waive the 50 foot property setback for the installation of a built-in pool – Jason King

Jason K. explained that they want to install an in-ground pool where they currently have an above ground pool and that this would come within the 50 foot easement setback as stated in the Grassy Run Homeowners Association C&R's from the property owned by Ken and Chris Lee. The placement of the in-ground pool would not be within the county 30 foot setback, even with the cement skirting around the pool.

Jack M. asked Dick N. if Ken and Chris Lee would sell their property, would the new homeowners have an issue. Dick N. did not think so since the board would have approved the waiver.

Jack M. asked for comments from the audience and if there were any similar situations that had occurred in the past.

Peter A. suggested to have the Board President sign a letter approving the waiver, to have on file, with a copy to the homeowner, separate from documenting it in the Board meeting minutes.

Motion to approval the waiver of the 50 foot property setback to Jason and Michele King at 4910 Reservation Road for the installation of a built-in pool – Peter A.

Second – Jack A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

DISCUSSION ITEMS

8. Governing Documents Committee proposed changes to the website - Board

Vivian A. explained the changes that have been made to the website as proposed by the Governing Documents Committee, primarily to the Legal page of the website.

Dick N. advised the Board that the Governing Document Committee is revising the C&R's, By-Laws, Operating Rules, Election Rules, etc. Some changes involve removing reference to sections of code in the David-Sterling Act. No significant changes to the substance of the documents by making these changes.

Dick N. recommended that the operating rules can be posted to the website once the Committee has finished revising them as these do not need membership approval. Other documents that need membership approval will not be posted to the website until the documents have been approved.

9. Roads Committee update – Peter Abplanalp

Peter A. explained that the Roads Committee received a quote from Pitzer & Son's in the amount of \$64,000.00 for bridge work and indicated that this is considerably higher than their prior quotes in addition to decreasing the liability the contractor would be responsible for.

Roads Committee had received estimate from Veerkamp for \$74,000.00 on the afternoon of the March 26, 2014 Board meeting. There was no time prior to the Board meeting to review this estimate.

10. Election cycles for President, Vice President, Secretary and Roads Superintendent – Board

Vivian A. reminded the Board that this item was initially discussed at the February Board meeting.

Dick N. proposed to have the position of Treasurer on the 2014 ballot to be for a one year term and then again on the 2015 ballot for a two year term, which would maintain electing 3 positions in one year and 2 positions the following year.

Dick N. mentioned the staggered two year term is documented in the By-Laws. There is something in the By-Laws or C&R's when person appointed into a position fills out the term and then follows election cycle.

Vivian A. mentioned election ballot packets will be sent on April 10, 2014.

Dick N. suggested the packets be mailed on April 10, 2014 with the ballot indicating the Treasurer position being for a one year term and to put an action item on the next Board meeting agenda to retroactively approve the term of the Treasurer on the 2014 ballot be for a one year term.

REPORTS

11. Treasurer Update – Peter Abplanalp

Operating balance is \$65,617.68.

Removed liens on two (2) properties after they settled their outstanding balance.

January 2014 Dues – five (5) residents have not paid and will have liens placed on their property.

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

Vivian A. conveyed that Ray S. provided her with the Nominating Committee's Candidates for Election letter, nominating Jack Martin for President, Vivian Abplanalp for Secretary, Peter Abplanalp for Treasurer, for the GRHA Board of Directors positions for inclusion on the ballot for the May 10, 2014 election.

Vivian A. discussed including a letter to those property owners that are delinquent in dues or fines explaining that their vote would not be counted unless their outstanding obligations are met. Vivian A. will draft the letter and distribute it to the Board members for review and comments prior to mailing the election packets.

Peter A. mentioned that Debbie F. pointed out that the Insurance renewal did not include the specific roads covered in the insurance. The policy only indicated 4 miles and did not mention the roads as Debbie F. suggested. Peter A. and Debbie F. will contact Insurance agent to get it corrected.

Peter A. indicated that he has received GRHA archive folders/boxes from Janice Masterson in addition to the cardboard boxes received from Ken Lee two years ago. Peter A. would like to purchase plastic bins to store this information in for safe keeping.

Peter A. asked for a closed session at the next Board meeting to discuss liens.

13. Adjourn at 8:31 pm