

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, March 28, 2013, 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, Jason King

Members Present

Mieko Saetta, Ray Sebastian, Debbie Finch, Dick Nichols, Michael Arguien, Donna Ayerst, Georgia DeMartini

2. Member General Comments

Georgia D. inquired about Article 5 Section 1 in the proposed CC&R's regarding a separate structure such as a granny flat and questioning the "no kitchen facilities" wording. Dick N. indicated that this wording is unchanged from previous CC&R's and that we can be stricter than the County ordinance but not looser. Dick N. did mention that several changes to the CC&R's permit the Board to allow variances if the Board is petitioned. Donna A. asked if the community had an Architecture Review Committee and Jack M. indicated that we do not.

Donna A. conveyed that she thought the mailings of the ballot and information was top-notch.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Vivian A. acknowledged Barbara Sebastian was the person handling the mailings and kudos go to her.

Peter A. reminded homeowners that easement clearing needs to be completed by May 31, 2013, earlier than last year due to a very dry winter. Notice of easement clearing and CDF Fire Safety tips will be mailed prior to April 1, 2013. Properties will be monitored for compliance and the Board will take appropriate action after May 31, 2013, if necessary.

ACTION ITEMS

4. Approve Board Meeting Minutes - Jack Martin

Dick N. mentioned that the wording in paragraph two of item 7 is incorrect regarding what is needed to accept the amended CC&Rs and By-Laws. Each requires a majority of all parcels to pass not a majority of the parcels voting. The minutes will be corrected.

Motion to approve the March 9, 2013 Board meeting minutes with corrections – Jason K.

Second – Jack M.

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

Nays: None

5. Approve reimbursement of \$127.38 – Peter Abplanalp

Peter conveyed that this reimbursement is for the expense of mailing the annual meeting packets that Barbara Sebastian handled.

Motion to approve reimbursement of \$127.38 to Barbara Sebastian for the expense of mailing the annual meeting packets – Jason K.

Second – Jack M.

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

Nays: None

6. Approve reimbursement of \$148.39 – Peter Abplanalp

Peter conveyed that this reimbursement is for the purchase of 20 bags of blacktop patch for repairing the potholes on Stones Throw and Little Brush Ridge Road.

Motion to approve reimbursement of \$148.39 to Peter Abplanalp for the expense of purchasing 20 bags of Cold Patch Blacktop – Jason K.

Second – Jack M.

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

Nays: None

7. Approve/disapprove credit for late fee to resident that received 2013 Annual Dues invoice last week of January due to address error – Peter Abplanalp

Peter explained the issue with the mailing of the dues notice to the address on file that was incorrect. Notice was then mailed to correct property owner, arriving approximately January 28, 2013, seventeen (17) days prior to February 15, 2013 when the late fee would be due. Mieke indicated that the new property owner signed that he reviewed and understood the C&R's at time of purchase.

Motion to approve the enforcement of the late fee – Jack M.

Second – Jason K.

Ayes: Jack M, Vivian A, Jason K.

Nays: None

Recused: Peter A.

8. Discuss and Approve the new format of the Agenda – Jack

Jack M. discussed the placement of the Comments section in the current layout of the agenda. There have been times in prior meetings where members would have additional comments after agenda items have been discussed, however, there is no provision for additional comments to be voiced at the end of the meeting. Jack M. would like to see a section be added prior to the adjournment item to allow for additional comments by the Board and/or members present at the meeting.

In the past, Board members had to limit member comments to ensure meeting stayed on track. The current Board would like to be more flexible in the structure of the agenda.

The current time limits, as outlined in agenda items 2 and 3 will apply to these additional comments.

Motion to approve the addition of an agenda item for additional comments by Board and/or members, following the same rules as for agenda items 2 & 3, placed prior the adjournment agenda item – Jason K.

Second – Peter A.

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

Nays: None

DISCUSSION ITEMS**9. Non-owner occupied properties and resident(s) of those specific properties questions, concerns and adherence to GRHA C&R's – Peter Abplanalp**

Peter A. conveyed that of the 80 properties, several owners as recorded by deed, do not live on the property, instead members of their family or tenants reside on the properties. Peter asked for clarification on communications to non-owner residents. It was clarified that actionable items regarding the property is and remains the property owner's responsibility, as listed on deed.

REPORTS

10. Treasurer Update – Peter Abplanalp

Peter A. conveyed checking balance of \$44,172.48 and that several of the 80 properties have not paid their annual dues. Next steps regarding collections start in June.

11. Adjourn at 7:52 pm