

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday March 28, 2018, 8:00 p.m.
Event Center, Raley's Supermarket
166 Placerville Dr, Placerville
www.grassyrunhoa.net

1. Convene at 8:02 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Melanie O'Donnell, Larry Beaver

Board Members Absent

Ken Lee

Members Present

Sarah Beaver, Dick Nichols, Ryan Norton

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

None

DISCUSSION ITEMS

4. Treasurer update – Melanie O'Donnell

Melanie O.D. conveyed the operating account balance is approximately \$23,360.00. Anyone interested in more detailed information, contact Melanie O.D. at treasurer@grassyrunhoa.net.

5. Treasurer resignation – Melanie O'Donnell

Melanie O.D. delivered her resignation letter to the Board. Jack M. thanked Melanie for her service as Treasurer.

ACTION ITEMS

6. Approve Appointment of Ryan Norton as Treasurer – Board

Motion to approve the appointment of Ryan Norton to the Board position of Treasurer for the remainder of the term of the position – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Larry B. Nays: None

7. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of March 7, 2018 – Jack M.

Second – Larry B.

Ayes: Jack M, Ryan N, Vivian A, Larry B. Nays: None

8. Approve Retainer and Not-to-Exceed Amount for the Services of Paula Hegner, Accountant – Board

Jack M. explained to the new Directors of the Board the services Paula Hegner provides to the GRHA for tax filings.

Motion to approve the retainer for Paula Hegner, Accountant for the filing of the GRHA 2017 tax returns and a not-to-exceed amount of \$430.00 for Paula Hegner's services – Jack M.

Second – Vivian A.

Ayes: Jack M, Ryan N, Vivian A, Larry B. Nays: None

9. Discuss/Approve the GRHA Spring Easement Cleanup Notification to Homeowners – Larry Beaver

The easement cleanup notification was reviewed, confirming June 1, 2018 as the compliance date. Vivian A conveyed that she will update the notice with Ryan Norton as Treasurer and will email/post/postal mail the notice on Sunday April 1, 2018.

Motion to approve the sending of the updated GRHA Spring Easement Cleanup Notification on April 1, 2018, with deadline for cleanup by June 1, 2018 – Vivian A.

Second – Jack M.

Ayes: Jack M, Ryan N, Vivian A, Larry B. Nays: None

10. Approve Reimbursement of Expense Incurred for GRHA Annual Meeting – Vivian Abplanalp

Vivian A. reviewed the items listed below.

GHRA EXPENSE REPORT March 2018 - VIVIAN ABPLANALP

| <u>Date</u> | <u>Description</u> | <u>Amount</u> |
|-------------|---|---------------|
| 02/07/18 | U.S. Post (.47 x 9) Postage - 1 ounce – Notice of Elections to owners with no email address on file | \$4.23 |
| 02/25/18 | Envelopes & Labels - Walmart | \$23.59 |
| 03/08/18 | Copy services (160 sheets) FedEx Office | \$22.52 |
| 03/09/16 | U.S. Post (.50 x 71) Ballot Postage | \$35.50 |
| 03/09/16 | U.S. Post (.71 x 9) Ballot Postage additional ounce | \$6.39 |
| TOTAL | | \$92.23 |

Approve reimbursement of \$92.23 to Vivian Abplanalp for the expense items incurred for the GRHA Annual Meeting on April 7, 2018

Motion to approve the reimbursement of \$92.23 to Vivian Abplanalp for the expense items incurred for the GRHA Annual Meeting on April 7, 2018 – Jack M.

Second – Larry B.

Ayes: Jack M, Ryan N, Vivian A, Larry B Nays: None

CLOSED SESSION**11. Review and Action on Late Fee – Board, Legal Affairs Committee Chair**

Jack M. conveyed the would go into closed session and that members are free to go or remain and come back after the closed session has concluded. For those not interested in sticking around, they can leave.

Vivian A. asked that Melanie O'D. participate in the closed session.

REPORTS**12. Closed Session Report**

The Board reported that, in closed session, the Board, by a unanimous vote of 4-0, directed the Treasurer to waive a late fee subject to specified conditions.

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

Larry B. conveyed that Ryan N. will be giving the roads update report at the Annual meeting on April 7, 2018.

Larry B. conveyed that members of the Roads Committee surveyed the roads to determine if there was any damage due to the recent storm.

Larry B. reviewed memo distributed prior to the Board meeting and conveyed that the Roads Committee is reviewing all the projects on the memo.

Larry B. conveyed that the main concern of the Roads Committee is the bridge on Reservation Road. The pedestrian walkway on the right side, the board are loose, which poses a danger, and the railings on the bridge do not meet Code.

Larry B. conveyed that he wants to establish a weight limit for the bridge and have the weight limit established by a licensed engineer.

14. Adjourn at 8:37 pm