

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Wednesday March 29, 2017, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:22 pm**

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Dick Nichols, Barbara Sebastian

**2. Member General Comments**

None

**3. Board Member General Comments**

**Chair, Legal Affairs Committee, General Comments**

Michael A. asked where the Board stands in regards to the construction at 5061 Reservation Road. Jack M conveyed that the County does not have a permit on file for this construction. Property owner alleges to not building out more than property "residence". Property owner intends to have someone live there and that space is 400 sq. ft.

Rama P. asked what are the next steps. Jack M. will ask the property owners to file their plans with the GRHA Board for review.

Dick N – if the Board has a specific reason to believe a homeowner is in violation, the Board would review to determine if there is a violation. Every member of the Board has an obligation to communicate any possible violation of GRHA C&R's.

Peter A. conveyed a conversation he had with the property owner of 5281 Reservation Road, Dennis Badzik, will be building his residence in the April or May timeframe.

Barbara S. conveyed that property owners are not allowed to have advertisement signs on property. Barbara S. cited the C&R's to this effect (Article V, Section 4).

**ACTION ITEM**

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

Vivian A. explained an email received from Dick N. for correction to the meeting minutes.

The meeting minutes will be updated with the following - "Dick N. stated that, because we are not covered by the requirements of Davis-Sterling, he sees no reason why the Board could not hire anyone and bill the property owners."

Motion to approve Board meeting minutes of February 22, 2017 with updates – Jack M.

Second – Michael A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**5. Approve Reimbursement to John Thomason for Purchase of "Straw Wattle" – Michael Arguien**

For this agenda item, it was conveyed that the funds for this purchase were approved in prior Board meeting, therefore, there is no need for a motion.

**6. Approve Reimbursement to John Thomason for Purchase of T-Posts for Marking Culvert Inlets– Michael Arguien**

Michael A. conveyed that John T. has purchased the T-Posts already.

Motion to approve the reimbursement of \$94.36 to John Thomason for the purchase of 21 – 6' T-Posts per Board approval at the February 22, 2017 meeting – Vivian A.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**7. Approve Payment of Invoice from Wade Ehrlich for Road Repairs at Intersection of Reservation and Stones Throw Roads – Michael Arguien**

Michael A. explained the work Wade Ehrlich performed and the cost of this work was kept at \$1,475.00. Michael A. also conveyed that the repair is holding pretty well.

Motion to approve the payment of invoice #222 from Wade Ehrlich in the amount of \$1,475.00 for work performed at the intersection of Reservation and Stones Throw Roads – Jack M.

Second – Vivian A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**8. Approve Reimbursement of February and March 2017 Expenses – Peter Abplanalp**

Peter A. explained the listed items, citing that the majority of the expenses were in support of the Annual meeting.

GHRA EXPENSE REPORT February / March 2017

ABPLANALP

Date	Description	Amount
02/26/17	Envelopes & Labels (ballot expense) -Wal Mart (Vivian)	\$34.19
03/04/17	U.S. Post (.47 x4) March Statements (Peter)	\$1.88
03/04/17	U.S. Post (.21 x1) March Statements (Peter)	\$0.21
03/04/17	Sign Holder and copying services (ballot expense) - Office Max (Vivian)	\$26.29
03/08/17	U.S. Post (.70 x 80) (ballot postage) U.S. Post (Vivian)	\$56.00
03/19/17	Sheet Protector (#200 count) - Office Max (Peter)	\$21.54
TOTAL		\$140.11

Motion to approve the reimbursement of \$140.11 to Peter Abplanalp for the March Treasurer expenses and Vivian Abplanalp for the February and March expenses in support of the GRHA Annual meeting as identified above – Jack M.

Second – Rama P. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**9. Discuss/Approve the GRHA Spring Easement Cleanup Notification to Homeowners – Michael Arguien**

Michael A. explained this item, identified the changes to the notice for Spring 2017 and the deadline for this cleanup is June 1, 2017. Michael A. conveyed that this notice should be sent to property/residents on April 9, 2017.

Motion to approve the sending of the GRHA Spring Easement Cleanup Notification on April 9, 2017, with deadline for cleanup by June 1, 2017 – Peter A.

Second – Jack A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**10. Review/Discuss/Approve Quote from Joe Vicini, Inc for a “Level course Overlay” to the South end of Reservation Road – Michael Arguien**

Michael A. conveyed that he met with Jim Wilson from Joe Vicini, Inc to discuss the condition of the south end of Reservation Road. A quote was provided that would address filling pot holes only and that quote is for \$1,200.00. Michael A. conveyed that the Roads Committee recommends doing “level course overlay” instead of just filling the pot holes. This work would be from the intersection of Rolling Rock Road and Reservation Road all the way to the stake that marks the insured length of road.

Michael A. conveyed that this work could tentatively be done the end of April or early May and would require one (1) day road closure. A notice of this work would need to be send 30 days in advance of the work being performed.

Motion to approve the quote (job order #6721) in the amount of \$26, 931.00 from Joe Vicini, Inc. for a “Level Course Overlay” to be applied to the South end of Reservation Road from 5361 Reservation Road to insured length of road – Jack M.

Second – Peter A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

**11. Discuss/Approve the Board Issue a Ruling Disallowing Hensley’s Estate Service from Conducting Business Within GRHA in the Future – Board & Legal Affairs Committee Chair**

Jack M. conveyed that he received many calls over the four (4) days the estate sale was conducted. Jack M. spoke to Bob Hensley. Jack M. stopped in on Thursday and noted cars parking on both sides

of road and no one was parking on property. Jack M. spoke with the woman managing the sale and she informed Jack M that parking would be on property and they would have a person directing traffic going forward. Jack M. noted on Friday that the cars were still parking on both sides of the road and Jack M contacted El Dorado Sheriff regarding the authority to shut down the estate sale. The Sheriff stated that they could only shut down the sale only if emergency vehicles could not pass.

On Saturday, the estate sale had signs directing the traffic onto the property. Bob Hensley had told Jack M. he would have someone directing traffic. When Jack M. drove by, there was no one directing traffic. Jack M. called Bob Hensley and informed him he did not comply with what was agreed to.

Jack M. reached out to Dick N. to determine if the Board could prevent future sales by Bob Hensley within the Association. Dick N. relayed that the GRHA could issue a bar order which would need to be composed based on factual record.

Motion to approve the Board issuing a ruling that will disallow Hensley's Estate Service from conducting business with the GRHA in the future and the Chair of the Legal Committee to prepare the resolution after input from the President – Michael A.

Second – Jack A. Ayes: Jack M, Rama P, Vivian A, Peter A, Michael A. Nays: None

## DISCUSSION ITEMS

### **12. What action(s), if any, should be taken to preclude future incidents of road blockage resulting from parking by persons attending sales by residents that are open to the public – Board & Legal Affairs Committee Chair**

Dick N. conveyed his discussion item and that the conversations for agenda item #11 explained some of this. Dick N. conveyed that there exists a document – Compliance Policies and Procedures for Imposition and Review of Fines and/or Monetary Sanctions – that he and Barbara Sebastian are reviewing to make it less cumbersome and the goal is to simplify the process for the Board.

Article 6 – Abandoned Vehicles of Resolution 05-02 titled Regulations Governing the Utilization of GRHA Private Roadways was discussed by Board members and members present at the meeting.

It was decided that each Board member would come up with their list of five (5) key items that property owners/residents should be notified of for the next Board meeting. The Board will decide and agree to which five (5) items are most important to be communicated to the residents.

### **13. Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance is approximately \$19,700.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

## CLOSED SESSION

### **14. Potential Disciplinary Action Against Member**

## REPORTS

### **15. Closed Session Report**

The Board reported that, in closed session, the Board, by a unanimous vote of 5-0, decided to discuss in closed session at the next Board meeting whether to impose a penalty against a member, based on the information conveyed in the closed session.

### **16. Additional Comments – Members, Board Members, Chair, Legal Affairs Committee**

Rama P. asked about issuing permits for parking. Dick N. indicated that in the past has a permit system during the time the Tribe was building the casino and utilizing the GHRA roadways. Dick N. conveyed that it was determined that the permit system would not be effective if the Board does not impose the same permit system to the GHRA residents.

Michael A. conveyed that he will send an updated Road Committee project timeline to Vivian A. for posting on the website.

### **17. Adjourn at 9:15 pm**