

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday March 31, 2016, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp

Board Member Not Present

Michael Arguien

Members Present

Tom Uhrhammer, Ron & Debbie Lockhart, Debbie Finch, David Waddell, Dick Nichols

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Tom U. conveyed his property is on Reservation Road across from the Miller property. The Miller property is bisected by Reservation Road. Tom U. wants to work with the Millers to do a lot line adjustment. Tom U. has reviewed the El Dorado County Ordinances and believes there is a way to make an adjustment.

Dick indicated all of the lots in the area are zoned 5 acres and thought that Tom U. would have to go to the County Planning Department. Tom U. acknowledged that he would have to go the County Planning Department and the Local Zoning Board.

Jack M. suggested that Tom U. talk to the Millers and then confirm with the County what would be required in writing. The Board would consider Tom U's proposal after the County had confirmed that his plans were possible within the current zoning regulations.

Peter A. announced the new property owners for this year.

- Daniel & Melanie O'Donnell - 5101 Little Brush Ridge Road
- Michael & Summer Clark - 5142 Little Brush Ridge Road
- Romel Camposagrado & Shellfer Raymundo - Empty lot on Grassy Run Road

Jack M. indicated that he mailed out notices to two (2) property owners on Turkey Track Road to clear easements.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of February 24, 2016 – Jack M.

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

5. Execution of Castle Lane Settlement Document – Board

Dick N. presented the original settlement document and two (2) copies to Jack M. for the signatures of all Directors of the Board. Jack M. will contact Michael A, absent from the meeting, for his signature on all three (3) documents. Jack M. will then return the documents to Dick N.

Ron L. asked about the settlement agreement and whether Castle Lane becomes part of the Grassy Run road network. Jack M. explained what the settlement entailed.

6. Agreement for Extinguishment and Termination of Easements – Legal Affairs Committee & Board

Dick N. presented the original agreement for extinguishment and termination of easements and two (2) copies to Jack M. for the signatures of property owners (agreeing parties) and then returns these documents back to Dick N.

Ron L. asked about the extinguishment and termination of easements agreement. Jack M. explained what the agreement entailed.

Dick N. conveyed that the initial fee to begin the process would be \$1,300.00 and it is possible that there could be additional fees.

Four (4) motions were made.

First motion to approve Dave Waddell, land surveyor by trade, to act on behalf of GRHA in representing the interests of the agreeing parties before any and all agencies, offices, commissions and boards of the County of El Dorado in such manner as may be necessary and appropriate to accomplish the agreement for extinguishment and termination of easements – Jack M.

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

Second motion to approve Dick Nichols, Chairman of the GRHA Legal Committee, to act on behalf of the GRHA Board of Directors to represent the interests of the agreeing parties in dealing with Dave Waddell and the County of El Dorado, subject to the ultimate supervision and control of the GRHA Board of Directors – Jack M.

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

Third motion to approve paragraphs 1, 2, 3 on page 2 and 3 of the agreement for extinguishment and termination of easements, as written, before signatures are obtained – Jack M.

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

Fourth motion to approve Jack Martin, President, to act on behalf of the GRHA Board of Directors in securing the signatures of the agreeing parties to the agreement for extinguishment and termination of easements – Peter A.

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

7. Approve out-building at 5520 Grassy Run Road for El Dorado County Planning Department Permit – Board

Jack M. explained the request of the property owner to erect a carport. Revised drawings show the out-building setting back 55 feet off the property line.

Communication between Jack M. and property owner on March 31, 2016 indicated that the placement of the out-building is actually 52 feet off the property line.

Dick N. presented to Jack M. the form, if the Board agrees to the request, as satisfying the request of the property owner needing GRHA Board approval in writing to give to the Planning Board, signed by Jack M.

Ron L. conveyed a summary of a conversation with the property owner about the cargo container abutting the property line between the two properties. The Board and members present at the meeting discussed the County's 30 foot easement between property lines.

Motion to approve application to construct out-building contingent on the accuracy of the map provided to the Board by the property owner.

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

8. Approve Reimbursement of Expenses Incurred for GRHA Annual Meeting – Peter Abplanalp

Peter A. explained the items listed below.

GRHA EXPENSE REPORT March 2016 - VIVIAN ABPLANALP		
Date	Description	Amount
03/05/16	U.S. Post (.49 x80) Ballot Postage - 1 ounce	\$39.20
03/05/16	Envelopes & Labels - Walmart	\$38.75
03/05/16	Copy services (160 sheets) Office Max	\$15.55

03/07/16	U.S. Post (.22 x 80) Ballot Postage additional ounce @ .22 per ballot	\$17.60
	TOTAL	\$111.10

Motion to approve the reimbursement of \$111.10 to Vivian Abplanalp for the expense items incurred for the GRHA Annual Meeting on April 9, 2016 – Jack M.

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

9. Approve Reimbursement of March 2016 Expenses – Peter Abplanalp

Peter A. explained the items listed below.

GHRA EXPENSE REPORT March 2016 - PETER ABPLANALP		
<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/01/16	U.S. Post (.49 x8) Correspondence with property owners (Statements)	\$3.92
03/01/16	Ink Cartridge (\$67.99 +tax)	\$74.62
03/08/16	1/2 box Paper (2500 sheets) 18.49 + tax	\$20.29
03/25/16	U.S. Post (.49 x3) Ballots sent to new residents	\$1.47
	TOTAL	\$100.30

Motion to approve the reimbursement of \$100.30 to Peter Abplanalp for the March 2016 expense items – Jack M.

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

DISCUSSION ITEMS

10. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$27,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that notices will be mailed to seven (7) property owners that have not paid their first installment of 2016 dues.

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

Ron L. asked about what happens to the property owners that do not pay their dues. Peter explained the number of liens that have been placed. When properties have sold, GRHA has received the monies owed at the time property changes hands.

Debbie L. asked about an item in the meeting minutes concerning the item discussed regarding easement clearing and discussing contracting a third party. Peter explained that in the past, when pictures were sent, people complied for the most part.

12. Adjourn at 8:40 pm