

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Tuesday March 7, 2018, 8:00 p.m.  
Event Center, Bel-Air Supermarket  
3510 Palmer Dr, Cameron Park  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 8:00 pm**

Board Members Present

Jack Martin, Vivian Abplanalp, Melanie O'Donnell

Members Present

Sarah & Larry Beaver, Dick Nichols, Barbara Sebastian, John Thomason

**2. Member General Comments**

None

**3. Board Member General Comments**

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

Dick N. commented that he sent an email to the Board Directors that he received from Bruce Inman, answering questions that Dick N. had sent him. Dick N. commented that he has some questions on the analysis and conclusion that Bruce provided and will contact Bruce with additional questions.

**ACTION ITEM**

**4. Appoint Larry Beaver as Roads Superintendent – Jack Martin**

Motion to approve the appointment of Larry Beaver to the Board position of Roads Superintendent for the remainder of the term of the position – Jack M.

Second – Vivian A.                      Ayes: Jack M, Melanie O'D, Vivian A      Nays: None

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

Motion to approve Board meeting minutes of February 6, 2017 – Jack M.

Second – Melanie O'D.                      Ayes: Jack M, Melanie O'D, Vivian A, Larry B      Nays: None

**6. Approve the Candidates for President and Secretary on the Election of Directors Ballot – Nominating Committee & Board**

Dick N. conveyed that the only candidates who requested to be considered for the open Director positions of President and Secretary for this year's ballot were Jack Martin for President and Charlene Bosso for Secretary.

Motion to approve the candidates presented by the Nominating Committee for President – Jack Martin and Secretary – Charlene Bosso on the Election of Directors ballot for voting at the annual meeting on April 7, 2018 – Jack M.

Second – Larry B.                      Ayes: Jack M, Melanie O'D, Vivian A, Larry B      Nays: None

**7. Approve Inspector of Elections – Vivian Abplanalp**

Vivian A conveyed that she had a conversation with Norma Thomason and she has agreed to be the Inspector of Elections.

Motion to approve Norma Thomason as the Inspector of Elections for the Annual Meeting on April 7, 2018 – Vivian A.

Second – Vivian A.                      Ayes: Jack M, Melanie O'D, Vivian A, Larry B      Nays: None

**8. Discuss/Approve the Agenda for the April 7, 2018 GRHA Annual Meeting – Vivian Abplanalp**

The Board reviewed last year's annual meeting agenda and identified items for this year's agenda.

Motion to approve the agenda for the GRHA Annual Meeting on April 7, 2018 – Vivian A.

Second – Melanie O'D.                      Ayes: Jack M, Melanie O'D, Vivian A, Larry B      Nays: None

**9. Approve Reimbursement of 2018 February Treasurer Expenses – Melanie O'Donnell**

Melanie O'D. explained the items below.

## GHRA EXPENSE REPORT February 2018 – Melanie O'Donnell

Date	Description	Amount
2/11/18	Stamps purchased for reminder notices to homeowners who have not paid their 1 <sup>st</sup> installment HOA dues for 2018	\$10.00
2/19/18	Stamps purchased for late fee invoices to homeowners who have not paid their 1st installment HOA dues for 2018	\$10.00
2/20/18	Notary Fee UPS Store for liens for two homeowners who have not paid their HOA dues	\$30.00
2/27/18	El Dorado County Recorder fees for two liens placed on homeowners who have not paid their HOA dues	\$192.50
TOTAL		\$242.50

Motion to approve the reimbursement of \$242.50 to Melanie O'Donnell for February 2018 GRHA Treasurer Expenses – Jack M.

Second – Vivian A

Ayes: Jack M, Melanie O'D, Vivian A    Nays: None

## DISCUSSION ITEMS

**10. Roads Update**

Barbara S. conveyed that the Roads Committee met on February 28, 2018 and the main topic of that meeting discussed the paving of Turkey Track Road. Barbara S. conveyed that the asphalt overlay is estimated to cost \$52,010.00 and additional work on Turkey Track Road is estimated to cost \$10,000.00. The total cost of the maintenance for Turkey Track Road would take all of the balance in the Operating account, the money coming in for the 2018 first installment of dues and a portion of the balance in the Reserve account. The Roads Committee believes doing this is not fiscally responsible. The Roads Committee is recommending that the road maintenance for Turkey Track Road be postponed to 2019.

Larry B. will present to the board at a future meeting, a new roads maintenance budget and project work.

Larry B. thanked the Roads Committee for all the work the members of the committee have done and thanked the committee for inviting him to the February 28, 2018 meeting.

**11. Treasurer update – Melanie O'Donnell**

Melanie O.D. conveyed the operating account balance is approximately \$22,823. Anyone interested in more detailed information, contact Melanie O.D. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

## CLOSED SESSION

**12. Potential Litigation Against Member – Board, Legal Affairs Committee Chair**

Jack M. conveyed the process of a closed session to the new members present at the meeting 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.

## REPORTS

**13. Closed Session Report**

The Board determined that no significant progress has been made and determining disciplinary action is ongoing.

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

Larry B. asked if anything is done when a member of the Board leaves, like get an "appreciation letter". Larry B. indicated that he believes that Michael Arguien deserves one. Jack M. indicated that he was not aware of such a practice but agrees with the idea and will draft something.

**15. Adjourn at 8:39 pm**