

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday May 25, 2016, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:16 pm

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Michael Arguien

Members Present

Dick Nichols, Brad and Brooks Stubblefield (new property owners)

2. Member General Comments

Jack M. conveyed the process of the Board meetings to new residents, Brad and Brooks Stubblefield, present at the Board meeting.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Vivian A. conveyed that the June and July Board meetings will be combined and the date for the next Board meeting will be July 21, 2016.

Jack M. conveyed that he was provided pictures of a cement truck delivering to a property owner where no permit was requested. Jack contacted resident and found out that the resident contracted with another resident to share the load of 12,000 lbs. 38000 lbs or greater is not allowed across the bridge. Peter A. explained the history of the bridge and condition of it and the roadways for the benefit of the new property owners, Brad and Brook Stubblefield, present at the meeting.

Peter A. provided a status of collecting signatures for the extinguishment of easement agreement. Peter A. has collected 21 signatures with one remaining and anticipated to receive the last signature by May 27, 2016.

Rama P. asked about the status of the grate Greg Nichols is installing at the end of his driveway.

Dick N. conveyed that he and Jack M. met with Supervisor Ranalli on May 5, 2016 and had a very cordial meeting with him. Dick N. believes Supervisor Ranalli has a very good handle on things and is confident that Supervisor Ranalli understands the dynamics of the Tribe getting the property into trust.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Vivian A. explained the errors in the meeting minutes of April 27, 2016 where Michael Arguien's name was not included in the motion statements. Vivian A. asked if the Board members wanted to delay the approval of these minutes until the July meeting.

Motion was made to delay the approval of the Board meeting minutes of April 27, 2016 until the July 21, 2016 meeting – Peter A.

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

5. Approve Reimbursement of April and March 2016 Expenses – Peter Abplanalp

Peter A. explained the expenses below.

GHRA EXPENSE REPORT April & May 2016
PETER & VIVIAN ABPLANALP

Date	Description	Amount
04/04/16	U.S. Post (.47 x 4) Correspondence with property owners (Statements)	\$1.88
04/10/16	U.S. Post (6.47 x 3) Certified Letter regarding Liens	\$19.41
04/10/16	U.S. Post (.47 x3) Easement Extinguishment letter	\$1.41
04/12/16	U.S. Post (.47 x3) Easement Extinguishment letter	\$1.41
04/12/16	U.S. Post (.47 x3) 2016 Election Results* (Vivian)	\$1.41
04/17/16	U.S. Post (.47 x3) 2016 Spring Easement Cleanup Notice* (Vivian)	\$1.41
04/27/16	U.S. Post (.47) Mail tax preparer payment	\$0.47

05/01/16	U.S. Post (.47 x 4) Mail Federal and State tax returns	\$1.88
05/09/16	U.S. Post (.47 x3) Easement Extinguishment letter	\$1.41
TOTAL		\$30.69

** Mailed to property owners not residing in Grassy Run and we have no email address on file*

Motion to approve the reimbursement of \$30.69 to Peter A. for the April and March 2016 expense items discussed – Jack M.

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

DISCUSSION ITEMS

6. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$8,176.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. conveyed that he received the invoice for the Vincini work on Castle Lane. Just needs Jack M. signature on the check to be mailed to pay the invoice.

Peter A. conveyed that one property owner is in arrears and that a lien has been applied to the property. Jack M. conveyed how we handle property owners in arrears for the benefit of the new property owners, Brad and Brook Stubblefield, present at the meeting.

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

Brad S. conveyed his plans for the construction of a house on their property on Grassy Run Road. The set of plans included elevation, plot and floor plan drawings. Brad S. conveyed that the architect will have final plans ready in three days. Jack M. conveyed that plans are approved by the Board by an action item on the agenda of a Board meeting. Jack M. asked if we can adjourn this meeting and immediately convene another one to approve the plans. Jack M. proposed to tentatively plan on around June 7th or 8th to hold a special Board meeting to approve the plans. Dick N. suggested that we do not to need the Event center for such a meeting to avoid a conflict with availability on short notice. Vivian A. and Peter A. agreed to hold the meeting at their residence once a date was confirmed.

8. Adjourn at 8:04 pm