

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday May 27, 2015, 7:15 p.m.
Event Center, Raleys 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, Michael Arguien

Members Present

Barb & Ray Sebastian, Ken Lee, Debbie Finch, Dennis McFarland, Dick Nichols, John Thomason

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A. conveyed that the slurry work planned for June 17, 2015 is on track.

Michael A. conveyed that he met Tom Cooper, owner of Flying M Ranch and Tom C. provided a list of vehicles that are speeding on the stretch of Buck Mountain Road between the Flying M Ranch properties.

Michael A. conveyed that the road length of the south end of Reservation Road, when measured is 7,110 feet and represents the length of Reservation Road that is covered by insurance. A discussion item will be on the agenda for the June Board meeting.

Vivian A. asked for a volunteer to post the agenda and May meeting minutes for the June Board meeting on Saturday June 20, 2015 as she will not be available to do so. Michael A. volunteered to post the information.

Jack M. conveyed that the residents at 5142 Little Brush Ridge Road were busted for a marijuana grow house and honey oil processing setup, which can be dangerous and blow up a house. Jack M. contacted the property owner and the property owner conveyed that he was not contacted by the Sheriff regarding the incident. The property owner conveyed to Jack that he will take steps to address the issue.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of April 29, 2015 – Michael A.

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

5. Approve Wade Ehrlich quote for v-ditching and culvert rock work along Grassy Run Road and Buck Mountain Road in the amount of \$1,743.00 – Michael Arguien

Michael A. explained that he and Wade Ehrlich identified the culverts that needed addressing:

- 1) Grading 180 feet of roadside ditch at 5435 Grassy Run Road for \$560.00
- 2) Rock and fabric inlet pipe and grade 150 feet of roadside ditch at 5371 Grassy Run Road for \$633.00
- 3) Rock and fabric inlet pipe at 5410 Buck Mountain Road for \$250.00
- 4) Short load of rock to address the three items above for \$300.00

Michael A. conveyed that this work should be done prior to the slurry work scheduled for June 17, 2015 and proposes that this v-ditching and culvert rock work be done on June 3, 2015. Michael A. also conveyed that this work will not require a road closure.

Motion to approve the Wade Ehrlich quote for v-ditching and culvert rock work along Grassy Run Road and Buck Mountain Road in the amount of \$1,743.00 – Peter A.

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

6. Approve the establishment of a “Reserve Fund” at a rate of 15% annually beginning July 1, 2015 – Michael Arguien

Michael A. conveyed that the Roads Committee, at their last meeting, discussed establishing a reserve fund percentage that would be applied to each semi-annual dues collection. There is no cap to the amount of funds collected and the percentage can be changed at any time. This reserve fund provides the funds for road work and further maintenance.

Jack M. asked how the Roads Committee determined the reserve fund percentage. Michael A. indicated that the Committee looked at the annual income collected, deducted the amounts needed for insurance purposes and what was spent on road work to date and determined that 15% was appropriate. Jack M. believes the Roads Committee should consider a cap for the reserve fund.

Rama P. asked if the reserve fund was earmarked for the bridge alone. Michael A. indicated that the reserve fund can be used for any repair(s) needed, including the bridge. This will lessen the need to ask for a special assessment to the property owners in the Association.

Motion to approve the establishment of a “Reserve Fund” at the rate of 15% annually beginning July 1, 2015 – Vivian A.

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

7. Discuss/Approve request to construct a storage building on the property at 4964 Reservation Road – Board

Ken L. explained the reasons for constructing the storage building on his property. The building will be 50 feet from the property line to the north of 4964 Reservation Road.

Jack M. asked if any trees will be taken down and Ken L. indicated that no trees need to be cut where the storage shed will be built.

Dick N. asked if this item needed to be approved by a Board vote. Jack M. conveyed that he asked that this item be put on the agenda. Michael A. conveyed that the drawing submitted by Ken L. indicates that the building is within county regulations. Dick N. conveyed that this item really does not need to be approved if abiding by county regulations. All Board members agreed.

DISCUSSION ITEMS

8. GRHA Spring Easement Cleanup Incident

Jack M. conveyed that when Vivian A. sent out the Spring Easement Cleanup notice, she got a response from a property owner indicating that the person hired to clear the property was approached and requested not to whack down the area of the field where the California poppies were growing and leave them for the bees.

The property owner conveyed to Jack M. that he would not have a problem if this person contacted him personally regarding the California poppies in his field but did take offense that this person spoke directly to his hired workers instead.

Jack M. indicated members of the Association have not right to confront and interfere with workers hired by the property owner to address easement cleanup.

REPORTS

9. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance is approximately \$38,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrunhoa.net.

Peter A. explained that invoices will be mailed mid-June and payments are due by July 1, 2015, with penalty on August 15, 2015.

Peter A. conveyed that outstanding January 2015 dues have not been collected from two (2) property owners and that one (1) property paid a portion of what was owed. Peter A. conveyed that certified letters were mailed on Wednesday May 27, 2015 informing the property owners that a lien will be placed on the property if their outstanding dues are not paid by July 1, 2015.

Peter A. conveyed that he received a demand letter for 5220 Little Brush Ridge Road. This is the property that is in probate and the Association will be collecting approximately \$3,200.00, representing the outstanding balance owed the Association by that property.

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

Dennis M. indicated that the fire hydrant by Jack M. property is partially buried and not accessible enough to apply a wrench to open the valve in case of fire. Michael A. indicated that there are several fire hydrants in similar condition.

Dennis M. asked if the hydrants in the Association have been tested and that it would be a good idea to have them tested, especially with the drought conditions we will be facing this summer.

Jack M. conveyed that he owes the Board an apology for not following-up on the Castle Lane situation and will contact the property owners regarding the matter.

11. Adjourn at 7:52 pm