

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Tuesday November 18, 2014, 8:00 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 8:01 pm

Board Members Present

Jack Martin, Donna Ayerst, Vivian Abplanalp, Peter Abplanalp

Members Present

Dick Nichols, Dennis McFarland, Debbie Finch, David Hess, Ray & Barb Sebastian, John Thomason

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Peter A. mentioned the deer that was hit and had to be put down by Animal Control on Reservation Road November 18, 2014.

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of October 22, 2014 – Jack M.

Second – Donna A.

Ayes: Jack M, Donna A, Vivian A, Peter A.

Nays: None

5. Discuss/Approve resolution regarding right-of-way at Grassy Run Road and Rolling Rock Road intersection – Board & Roads Committee

Peter A. conveyed that the Roads Committee met and discussed the right-of-way concerns at the intersection of Grassy Run Road and Rolling Rock Road. The Roads Committee concluded that there would not be changes to that intersection.

Donna A. mentioned the discussion at the previous meeting about people driving too fast. She believes that the intersection is not obvious. She mentioned service people not realizing right-of-way at that intersection. Roads Committee determined other intersections would need to be addressed the same way to be consistent and the Committee chose not to.

Donna A. then asked about the speed bumps. Dick N. mentioned in the past we had speed bumps due to the litigation. After the litigation settled, it was discussed whether the speed bumps would remain. The Board made a decision at that time that a few speed bumps would remain, but most would be removed.

Jack M. had researched that the speed bumps were not in compliance and the ones that remained were brought up to code.

Jack M. asked the Roads Committee members present at the Board meeting to revisit the suggestion of placing a white line to address the right-of-way intersection issues and also address the consistency at other intersections.

No motion was made at this time.

DISCUSSION ITEMS

6. Review Proposed CC&R's Article V – Governing Documents Committee

Dick N. conveyed that Vivian A. disseminated Article V of the proposed CC&R's for review by the membership prior to this meeting.

Dick N. conveyed that he re-read the proposed Article V and realized it needed further editing and proposed that the Governing Documents Committee meet and review this Article again.

Dick N. asked if there were any comments on the proposed CC&R's Article V under discussion. Jack M. and Vivian A. discussed their comments.

REPORTS

7. Treasurer Update – Peter Abplanalp

Peter A. conveyed the operating account balance, approximately \$20,000.00. Anyone interested in more detailed information, contact Peter A. at treasurer@grassyrun.hoa.

Four residents still owe July dues, one resident has paid half and that three residents have been sent certified letters on the November 15, 2014 informing the residents that property liens will be placed on December 15, 2014 for the outstanding July dues plus additional charges for applying the lien.

Peter A. proposes that the Board consider including an processing fee for GRHA to compensate for the time involved to put a lien on a property.

Peter A. conveyed that the Bittner residence listing mentioned HOA dues at \$25 and Peter called and advised the relator of the correct amount of \$50.

Peter A. conveyed reimbursement to Barb S. for the purchase of the Butyl Pads needed Jack M. signature.

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

Vivian A. conveyed that the December Board meeting is being postponed to early January 2015.

Vivian A. conveyed that the Event Center was not available on Wednesday January 7, 2015 and that Thursday January 8, 2015 would be reserved for the next Board meeting.

9. Adjourn at 8:41 pm