

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday, November 29, 2012, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Board Members Absent

Ken Lee

Members Present

John Thomason, Ray Sebastian, Mieko Saetta, Dick Nichols

2. Member General Comments - None

3. Board Member General Comments - None

Chair, Legal Affairs Committee, General Comments

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the October 4, 2012 Board meeting minutes – Jason K.

Second – Peter A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

5. Approve expense for HOA Directors & Officers Liability Insurance - Peter Abplanalp

Peter discussed renewal documents received from IHG for renewal of the liability insurance. Invoice shows an increase of \$20 from last year's rate. Additional coverage options were also listed. Peter contacted Debbie Finch to discuss these and she suggested we do not purchase these additional items.

Motion to leave coverage as is and approve the expense for renewal of the Grassy Run Homeowners Association Directors & Officers Liability Insurance through IHG Insurance in the amount of \$1872.00 – Jason K.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

6. Approve expense for revised bridge foundation drawings – Peter Abplanalp

Peter distributed invoice from D&Z Construction for the revised bridge foundation drawings needed due to the fact that the bridge footings did not exist.

Dick N. asked if the drawings were for the drawings submitted to the county. Vivian, Jack and Peter explained this invoice was for supplemental drawings of the pier/footings due to the fact that the original drawings submitted to the county assumed proper footings existed.

Dick N. advised the Board not to allow D&Z to create additional drawings for the future bridge deck repair; that the drawings already submitted to the county during the permit process should be adequate.

Motion to approve the expense for providing revised detail drawing of bridge foundation due to there not being a proper footing originally in the amount of \$250.00 to D&Z Construction – Vivian A.

Second – Jason K.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

7. Approve expense for new GRHA website URL - Peter Abplanalp

Due to the fact that the Association's website has been down since October 19, 2012 and that the *grassyrunhoa.org* URL expired on October 16, 2012 and has been registered by someone else other than an Association member, compelled Peter A. to research other options for hosting the web site.

Our site has been hosted by CompNow.com for free, however the domain name renewal was not paid and we no longer own the name. We did not receive advance notice to renew that would have avoided this situation.

GHRA needs a new URL name for the Association and better management tools that will allow advance notification of renewal. Peter is suggesting the Board register and host with GoDaddy.com.

Mieko suggest that '*grassyrunhoa*' be part of the new name as she indicated that title companies search for HOA's when people are selling/buying property.

Dick N. suggested *grassyrunhoa.net*.

Motion to approve *grassyrunhoa.net* as the new URL name for the GRHA web site and the expense to register that name in the approximate amount of \$50.00 for 36 months to GoDaddy.com – Jason K.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

8. Approve expense for new hosting site – Peter Abplanalp

Peter discussed that Tony Lai of GroupNow.com was willing to register and host our website with GoDaddy.com. However, Tony has allowed our website registration to expire for the last two years and Peter explained that GoDaddy.com had better management tools for hosting our website.

Jason K. asked if Tony Lai would provide us with the files that make up our web site and Peter believed he would.

Mieko S. asked if we had to recreate our web site with GoDaddy.com. Peter explained that Cary Seabaugh would have all the files to be able to re-instate them at the new hosting site; otherwise it would need to be built.

Dick N. asked if Cary would continue to be the web master or if GoDaddy.com would be. Peter explained that any one with access could post information to the web site (President, Secretary, Treasurer) like announcements of upcoming Board meetings, Board meeting minutes, etc.

Motion to approve GoDaddy.com to host the GRHA website for 36 months in the amount of \$152.64 – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

9. Approve expense for QuickBooks compatible checks – Peter Abplanalp

Peter explained that prior Board approval was for \$35 plus shipping & handling. Peter wanted to present updated expense once product was received.

Motion to approve a reimbursement to Peter Abplanalp for the purchase of 250 QuickBooks compatible GRHA checks in the amount of \$51.44 – Jason K.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A, Jason K.

Nays: None

DISCUSSION ITEMS

10. Sensor lights at the main entrance mailboxes – Richard Nichols

Dick explained the solar lights at the main entrance mailboxes have been installed. However, one of the lights is not working and the solar collector was shattered. A suggestion was made to put a wire cage over the top of the collectors to prevent damage.

Peter A. suggested contacting the county for a replacement. Mieko S. asked if it was under warranty. Dick N. will provide Jason K. with the email address and name of the county contact to report the damage and seek repairs.

11. Bridge Repair Progress Update – Board

Jason K. explained that the Board has approved the deck replacement work – we just need to determine when in 2013 this work will be completed. Jason has placed a traffic cone where the bridge deck is weak so people do not drive over it.

Peter A. explained that the permits are still open to do the deck work. John T. asked about cost and whether the work would need to be re-bid. The goal is to have the bridge deck handle a weight of 65,000 pounds to ensure the safety of the homeowners and others crossing the bridge.

Jason K. suggested that this be discussed at the annual Board meeting in April 2013.

12. HOA Dues Review – Board

Peter conveyed that \$25 a month in homeowner's dues is not adequate to maintain roads. Peter suggests that 75% of the dues be allocated for road maintenance and 25% for reserve.

Jason K. conveyed that last time a dues increase was proposed that multiple options were up for a vote, however, at that time, a plan was not conveyed to the Association members so they did not know what the additional monies were going to be used for.

Ray S. conveyed that the Board has the authority to raise dues at any time.

All agreed that the current amount of homeowner's dues will not accomplish yearly maintenance. Board is considering increasing the annual dues to \$50 per month beginning in 2014.

Jason K. suggested changing to a bi-annual payment schedule.

An increase in the annual homeowner's dues to \$50 per month will be voted on at the annual Board meeting in April 2013.

REPORTS

13. Treasurer Update – Peter Abplanalp

Peter conveyed that the Board has received the final invoice in the amount of \$12,398.00 from Vicini and Sons Construction for the curbing and stabilization of the road areas. A total of \$74,786 was spent for this work.

The GRHA checking account has a balance of \$26,530.64.

No changes to the balances in the GRHA Legal Defense Fund checking and savings accounts.

Balance of \$47,978.13 in all GRHA accounts to cover upcoming insurance expenses.

Liens have been placed on delinquent properties to collect outstanding annual homeowner's dues. Peter anticipates all outstanding payments for annual homeowner's dues by end of 2013.

14. Adjourn at 8:28 pm