

Meeting Minutes  
 GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
 Wednesday November 30, 2016, 7:15 p.m.  
 Event Center, Raley's Supermarket  
 166 Placerville Drive, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Convene at 7:15 pm**

Board Members Present

Jack Martin, Rama Potter, Vivian Abplanalp, Peter Abplanalp, Michael Arguien

Members Present

Dick Nichols, Melanie & Dan O'Donnell, John Thomason, Byron Elmendorf

**2. Member General Comments**

None

**3. Board Member General Comments**

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

Michael A. introduced new homeowner's Melanie & Dan O'Donnell and Jack M. introduced Byron Elmendorf.

**ACTION ITEM**

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

Motion to approve Board meeting minutes of October 26, 2016 – Jack M.

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

**5. Approve reimbursement for Purchase of Blacktop Patch – Michael Arguien**

Michael A. conveyed that patch was applied at the corner of Rolling Rock Road and Reservation Road to prevent further damage to the asphalt. Patch was also applied to a pot hole at the Park & Ride.

Motion to approve the reimbursement of \$80.23 to Michael Arguien for 10 bags of blacktop patch – Jack M.

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

**6. Approve Reimbursement of Expense for Applying Liens – Peter Abplanalp**

Peter explained the expenses below and conveyed that the liens have been applied.

GHRA EXPENSE REPORT November 2016

PETER ABPLANALP

Date	Description	Amount
11/15/16	Notary charges 3 @ \$10.00	\$30.00
11/15/16	El Dorado County Recording charge 3 @ \$21.00	\$63.00
TOTAL		\$93.00

Motion to approve the reimbursement of \$93.00 to Peter Abplanalp for placing three property liens – Vivian A.

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

**7. Approve a request by Bryon Elmendorf and Miranda Capriotti at 5406 Grassy Run Road to post a “Notification to Sell Alcoholic Beverages” sign on their property for 30 days, per ABC regulations. The only winery-related business activity at their home will be record keeping – Rama Potter.**

Dick N. conveyed that Byron E. sent an email to Vivian A. regarding a sign of Notification to Sell Alcoholic Beverages, as required by ABC regulations, was going to be posted at 5406 Grassy Run Road. Dick N. reviewed the statute of the regulation that would apply to this request regarding sales and making of a product. Dick N. conveyed that the existing C&R's authorize the Board to approve home occupations and similar occupations, but no home occupation may take place without written consent by the Association.

Byron E. conveyed that he submitted the notification to the Sacramento ABC and that someone from ABC will drive by the property to determine if the placement of the sign is approved. ABC can request that the sign be placed a main entrance if they determine that the placement at the property is not

appropriate. Byron E. confirmed that the sign must be posted for at least 30 days and that the sign was posted on November 22, 2016.

Rama P. asked if we need written document about conducting accounting activity only at the 5406 Grassy Run Road address.

Dick N. conveyed he received comments from two (2) residents that the sign was already posted and that the Board meeting of November was to approve the posting of the sign. Dick N. indicated that the activity Byron E. will be conducting easily fits within the provision of the C&R's.

Michael A. asked if the Board needed to send out any notification regarding this request and Dick N. indicated that the fact this item was on the agenda of this Board meeting and this agenda was communicated to the members of the Association, which is notification enough regarding this request.

Motion to approve the request by Byron Elmendorf and Miranda Capriotti at 5406 Grassy Run Road to post a "Notification to Sell Alcoholic Beverages" sign on their property through December 31, 2016, where the only winery-related business activity at their home will be record keeping – Rama P.

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

## DISCUSSION ITEMS

### 8. **South end of Reservation Road 2017 paving and new driveway at 5453 Reservation Road**

Michael A. conveyed that an email was received from Kirk and Arisara Miller about the paving of their driveway in relation to the existing road on Reservation Road and asked if the road maintenance in 2017 on the south end of Reservation Road would come up to their driveway.

### 9. **Treasurer Update – Peter Abplanalp**

Peter A. conveyed the operating account balance is approximately \$8,400.00, legal defense fund balance is approximately \$19,700.00 and the reserve fund balance is approximately \$17,500.00. Anyone interested in more detailed information, contact Peter A. at [treasurer@grassyrunhoa.net](mailto:treasurer@grassyrunhoa.net).

Peter A. conveyed that two (2) action items will be on the agenda for the December meeting to approve the insurance expenses for 2017 to be approximately \$5,000.00.

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

Dick N. conveyed that the County is not cooperating with our request on the easement abandonment on Little Brush Ridge Road and the BLM land parcel. Dick N. also conveyed that he and Dave Waddell are in the process of preparing a legal memo and have a meeting with the County on December 13, 2016 to discuss the matter.

Rama P. asked about the container located on the property at 5520 Grassy Run Road. It was conveyed that the property owner is putting electricity in the outbuilding just built, along with shelving and once that is completed, the property owner will take care of the container.

### 11. **Adjourn at 7:56 pm**