

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday October 22, 2014, 7:15 p.m.
Event Center, Raleys Supermarket
166 Placerville Drive, Placerville
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp

Board Members Absent

Donna Ayerst

Members Present

Ray & Barbara Sebastian, Debbie Finch, Dick Nichols, John Thomason

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

None

ACTION ITEMS

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve the Board meeting minutes of September 24, 2014 – Peter A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

5. Approve Reimbursement of October 2014 Expenses – Peter Abplanalp

Peter A. provided actual receipts for review of the items listed below, purchased in July, August, September and October 2014, for expensing in October 2014.

GHRA EXPENSE REPORT October 2014 - PETER ABPLANALP

<u>Date</u>	<u>Description</u>	<u>Amount</u>
07/16/14	Postage (Chubb Group / El Dorado Court - Probate)	\$2.38
08/01/14	Stamps (19) mail August statements	\$9.31
08/01/14	Stamps (5) mail August Late Penalty Invoice	\$2.45
08/15/14	Stamps (2) mail August Road work on Little Brush	\$0.98
09/01/14	Stamps (6) mail September statements	\$2.94
09/01/14	Stamps (2) Payments (Erlich / Vincini)	\$0.98
09/14/14	Caution Tape for Road work on 9/17/2014	\$9.69
10/01/14	Stamps (6) mail October statements	\$2.94
10/04/14	Stamps (4) Fall / Winter Easement clearing notice	\$3.76
10/10/14	Graffiti abatement supplies (Paint / Blue Tape)	<u>\$32.61</u>
	TOTAL	\$68.04

Motion to approve the reimbursement of \$68.04 to Peter Abplanalp for items expensed in October 2014 for postage and maintenance supplies – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

6. Approve Purchase of Butyl Pads for Road Maintenance – Peter Abplanalp, Roads Committee

Peter A conveyed that Dennis McFarland discussed the Butyl Pads at the September Board meeting. Barbara S. researched the best purchasing price and recommend to the Roads Committee to purchase them from Rayolite.

<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/25/14	75 Butyl Adhesive pads to attach roadway reflectors	\$72.62

Motion to approve the reimbursement of \$72.62 to Peter Abplanalp for the purchase of Butyl pads that will be used for adhering the roadway reflectors – Vivian A.

Second – Jack M.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

7. Approve Budget of \$500.00 for Road Maintenance Supplies – Peter Abplanalp, Roads Committee

Budget to purchase any additional Butyl Pads and Sakrete patch bags and batteries for lights at mailboxes, so not to have to come back for budget monies.

Motion to approve \$500.00 budget for supplies to be used in upcoming/future road maintenance for the remaining of 2014 – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

8. Approve 2015 Expense for Paula Hegner, Accountant – Peter Abplanalp

Peter A. conveyed Paula Hegner completed and filed 2013 GRHA taxes. Expense for filing 2014 taxes should not exceed \$425.00.

Motion to approve 2015 expense for Paula Hegner, Accountant, not to exceed \$425.00 for filing 2014 tax returns for GRHA – Jack M.

Second – Vivian A.

Ayes: Jack M, Vivian A, Peter A.

Nays: None

DISCUSSION ITEMS

9. Grassy Run Court and Rolling Rock Way right-of-way concerns – Roads Committee & Board

Dick N. conveyed his concern that Donna A. was not present to comment on the discussion. Vivian A. conveyed she had conversations with Donna A. and she was okay with discussion item this meeting and action item next meeting or next.

Peter A. conveyed Roads Committee met and decided they believe no changes are needed. Roads Committee Meeting Noted dated October 21, 2014 state the following “*The members discussed the issue brought up by Donna Ayerst and decided that no changes should be made to the intersection. The Yield sign on Grassy Run Road is sufficient as the majority of the drivers ingress/egress via Rolling Rock Road. There are only a few drivers using Grassy Run Road through that intersection.*”

John T. indicated he inspected the intersection and that he could easily see the traffic on the Rolling Rock Road and Grassy Run Road.

Jack M. proposed the painting of a white line at the Yield sign.

It was decided that an action item be put on the November agenda for further discussion and approval of a resolution regarding the right-of-way at the Grassy Run Road and Rolling Rock Road intersection.

10. Review Proposed CC&R's Article III & IV – Governing Documents Committee

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

Dick N. asked if there were any comments on the proposed CC&R's under discussion. There were no comments from the members present.

11. Date and Time for November Board Meeting – Vivian Abplanalp

Vivian A. conveyed that the November Board meeting will be held on Tuesday November 18, 2014 at 8:00pm due to the Thanksgiving holiday and limited availability of the Event Room to conduct the Board meeting.

REPORTS

12. 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.

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

The Board wanted to thank Peter A. for painting over the graffiti under the bridge.

Peter A. thanked Barbara S. and Debbie F. for painting the speed bumps on the section of the roadway that was recently slurried.

CLOSED SESSION

14. Review and Action on Late Fee - Board

The Board reported that, in closed session, the Board, by a unanimous vote of 3-0, has authorized Peter Abplanalp to waive the late fee for one resident for the July semi-annual dues payment based on the information conveyed in the closed session.

15. Adjourn at 7:37 pm