

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Tuesday October 24, 2017, 7:15 p.m.
Event Center, BelAir Supermarket
3510 Palmer Drive, Cameron Park
www.grassyrunhoa.net

1. Convene at 7:15 pm

Board Members Present

Jack Martin, Vivian Abplanalp, Melanie O'Donnell

Board Members Absent

Michael Arguien

Members Present

Dick Nichols, Debbie Finch, John Thomason, Harry Reynolds, Ryan Norton

2. Member General Comments

None

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Jack M. conveyed that he approved the tree cutting request for Debbie Finch.

Dick N. conveyed that the land locked parcels have been formally taken into Tribal trust. The Tribe represented to the BIA that the Tribe will create a 100 foot or 50 foot buffer zone between the parcels and Slate Creek.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of September 27, 2017 – Jack M.

Second – Melanie O.D

Ayes: Jack M, Vivian A, Melanie O.D

Nays: None

5. Consideration and Adoption of Resolution 17-02, Amendment of Operating Rules 17-03 and 17-04 and Promulgation and Enactment of Operating Rule 17-10 – Dick Nichols

Dick N. explained Resolution 17-02 regarding the uncertainties of the tree cutting rule and sanctions of easement clearing. The Declaration of Covenants and Restrictions (C&R) Article V Building Restrictions, Section 1 - (f) dealing with tree cutting and Operating Rule 17-03 prohibits the cutting of trees 6 inches or greater in diameter and makes it a sanctionable offense in doing so. Some members/residents ascertain they are only cutting dead trees and did not think dead trees were included in the rule. Operating Rule 17-03 is being amended to identify trees being dead or alive. Also contains the procedure of obtaining permission to cut down trees.

Dick N. explained the changes to 17-04, pointing out that the remedy letter really does not apply for cutting trees but does apply for items that can be remediated.

Harry R. asked what the amount of the sanction can be. Dick N conveyed that a range of \$25 to \$5000 could be levied based on the situation and further explained the reasoning for the amounts – repeat offender, how much damage, etc.

Board has discretion in setting the sanction amount. Member has right to attend and defend his/her position. Dick explained the role of the Compliance Committee in situations of sanctions against a member, as identified in Operating Rule 17-07.

Harry R. indicated that he did cut down a branch and tree because of branches that did come down and tree appeared to be dead. Thought 6-inch rule did not pertain to dead trees and thought it was a service to the Association to remove it.

Jack M. explained to Ryan N (new property owner of 5441 Reservation Road) the Easement Cleanup notice and what is required by all members. Ryan N. asked if a certified arborist comes out and identifies trees that need to be removed, can they just be removed. Jack M. explained the procedure of notifying a Board member for approval for tree cutting, even when certified by an arborist.

Motion to approve amended Operating Rule 17-03 dated 10/24/2017 – Jack M.
 Second – Vivian A Ayes: Jack M, Vivian A, Melanie O.D Nays: None

Vivian explained language changes to Operating Rule 17-04, Easement Maintenance.

Motion to approve amended Operating Rule 17-04 dated 10/24/2017 – Jack M.
 Second – Melanie O.D Ayes: Jack M, Vivian A, Melanie O.D Nays: None

Motion to approve Operating Rule 17-10 dated 10/24/2017 – Jack M.
 Second – Melanie O.D Ayes: Jack M, Vivian A, Melanie O.D Nays: None

Vivian explained language changes to proposed Resolution 17-02.

Motion to approve Resolution 17-02 dated 10/24/2017 – Jack M.
 Second – Vivian A Ayes: Jack M, Vivian A, Melanie O.D Nays: None

6. Approve Reimbursement of 2017 October GRHA Treasurer Expenses – Melanie O’Donnell
 Melanie O.D. reviewed the item below.

GHRA EXPENSE REPORT May & June 2017 – Melanie O’Donnell		
Date	Description	Amount
10/06/2017	State of California Statement of Information (Form SI-100) Filing Fee	20.00
	TOTAL	20.00

Motion to approve reimbursement of \$20.00 to Melanie O’Donnell for the 2017 October Treasurer GRHA expenses – Michael A.
 Second – Vivian A. Ayes: Jack M, Vivian A, Melanie O.D Nays: None

7. Discuss/Approve Wording of the 2017 Fall-Winter Easement Cleanup Notice - Board

Jack M. read the notice to members present. Vivian A. explained proposed changes.

Motion to approve the amended wording of the 2017 Fall-Winter Easement Cleanup Notice – Vivian A.
 Second – Jack M Ayes: Jack M, Vivian A, Melanie O.D Nays: None

Vivian A. conveyed that the notice will be posted and email on 10/25/2017 and sent by postal mail to members with no email addresses on file.

DISCUSSION ITEMS

8. Recycle bin at mailboxes located on Grassy Run Court and Buck Mountain Road for junk mail
 Jack M. explained the reasoning for this discussion item. Jack M. suggested that the recycle bin could be located outside the mailbox structure on Grassy Run Court with a cable to secure it and can be unlocked for trash pickup. Several discussions commented on the negative aspects of this proposal - someone could tip them over, set them on fire, etc. Jack M. commented that he was not sure Waste Management would even put something there. Jack M. to reach out to Waste Management to find out some solutions.

9. Treasurer update

Melanie O.D. conveyed the operating account balance is approximately \$4,300.00. Anyone interested in more detailed information, contact Melanie O.D. at treasurer@grassyrunhoa.net.

CLOSED SESSION

10. Potential Litigation Against Member – Board, Legal Affairs Committee Chair**11. Approve the Sending of “Intent to Sanction” Letter to Parcel Owner – Board, Legal Affairs Committee Chair**

Jack M. announced that the Board would be going into a closed session to discuss the above agenda items. Jack M. informed the members present that they could wait outside and then return to hear the result of the closed session if they so choose.

REPORTS**12. Closed Session Report**

For closed session item #10 – The Board reports, that in closed session, the Board voted 3-0 to direct the Treasurer to supply information to the Chair of the Legal Committee and to authorize the Chair of the Legal Committee to contact counsel for purpose of initiating a lien foreclosure or other appropriate proceedings

For closed session item #11 - The Board reports, that in closed session, the Board voted 3-0 to send "Intent to Sanction" letter based on information presented by the President, causing the Board to conclude that a violation has been committed.

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

Debbie F. conveyed that there is a section of Buck Mountain that floods every year and needs a drain. Debbie F. indicated that she brought up this topic at the last Board meeting as well. Jack M. indicated that he will speak to Michael Arguien, Roads Superintendent, on this topic.

Harry R. asked where the next road improvements will be done. Jack M. conveyed that based on what this winter brings, would more than likely dictate what gets done, however, Dick N conveyed that he believed that Turkey Track Lane would be next.

14. Adjourn at 8:27 pm