

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Thursday, October 4, 2012, 7:15 p.m.  
Event Center, Raleys Supermarket  
166 Placerville Drive, Placerville  
[www.grassyrunhoa.org](http://www.grassyrunhoa.org)

**1. Convene at 7:17pm**

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Board Members Absent

Ken Lee

Members Present

Michele King, Don Spear, Dick Nichols, Donna Martin

**2. Member General Comments - None**

**3. Board Member General Comments**

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

Jason conveyed that the bridge work is coming along well. Contractor did not need to shore up the bridge as the old piers were left in place as the new footings and piers/columns were built. Prior to pouring the footings, the County Inspector approved the rebar work.

Jason also conveyed that the new curbs for the drainage work will begin around October 5, 2012.

**ACTION ITEMS**

**4. CSD Contact – Dick Nichols**

Dick conveyed that he delivered a letter to the Hon. Joe Harn, Auditor-Controller for the County of El Dorado on Monday October 1, 2012 as a response to a letter from Sally Zutter, Accounting Division Manager in the Office of the Auditor-Controller of the County of El Dorado, dated August 28, 2012 regarding the submission of the Grassy Run CSD budget for the fiscal year 2012/13. Dick's letter stated that the Grassy Run CSD was dissolved as of March 27, 2012 and therefore not required to submit a budget for fiscal year 2012/13.

Dick introduced Don Spear, Department Director of the Department of Transportation (DOT) as a guest speaker to discuss (a) the lighting for the main mailbox area and (b) improvements at the park-and-ride just south of its intersection with Grassy Run Court and/or a portion of Greenstone Road adjoining the Grassy Run Court intersection with the remaining money from the dissolving the CSD.

a) The lighting for the main mailbox area

In an email directed to the Members of the Board, David Irons recommended model SF03 for lighting the main mailbox area because it shines less bright than SF05. Dick recommends SF05 because it shines brighter. Additional discussion regarding the specifications of all models considered was conducted.

Peter A. asked Dick if he spoke to the neighbor whose property adjoins the mailbox area. Dick replied that he spoke to the neighbor and sent an email regarding this Board meeting and the discussion of the mailbox lighting.

Don S. indicated that the lights can be put up in a day. They are adjustable for sensitivity of the motion detector

Motion to approve the purchase of two (2) Solar 'Protector' Security Floodlight with Motion Sensor, model SF03 - Peter A.

Second – Jason K.

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

Nays: None

- b) Improvements at the park-and-ride just south of its intersection with Grassy Run Court and/or a portion of Greenstone Road adjoining the Grassy Run Court intersection with the remaining money from the dissolving the CSD

Don S. indicated that maintaining the park-and-ride areas around the county are not a priority when it comes to road maintenance, whereas maintaining county roads are. A portion of Greenstone Road is being considered for repaving with dissolved CSD monies, however, since this road would likely be maintained in the future, spending the CSD monies for paving the park-and-ride may be more beneficial to the community.

Michele King commented that if the park-and-ride was paved, maybe people would not leave their trash or broken glass around, treating it like a dumping spot.

Phase 4 of the contract with DOT deals with improvements at the park-and-ride area.

Motion to utilize the money from the dissolved CSD to complete Phase 4 as stated in the contract with DOT - Vivian A.

Second – Jason K.

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

Nays: None

## **5. Approve Board Meeting Minutes – Jack Martin**

Motion to approve the August 30, 2012 Board meeting minutes – Jack M.

Second – Peter A.

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

Nays: None

Motion to approve the September 18, 2012 Board meeting minutes – Jack M.

Second – Jason K.

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

Nays: None

Motion to approve the September 28, 2012 Board meeting minutes – Jack M.

Second – Vivian A.

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

Nays: None

## **6. Bridge Repair Contact Expense Reimbursement – Peter Abplanalp**

Motion to approve a reimbursement to David Irons for copies of contract and supporting documents in the amount of \$25.86 – Peter A.

Second – Jack M.

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

Nays: None

## **7. Dues Collection Expense Reimbursement – Peter Abplanalp**

Motion to approve a reimbursement to Peter Abplanalp for postage of certified letters, Notary and County Recorder in the amount of \$87.50 – Jason K.

Second – Jack M.

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

Nays: None

## **8. Quickbook Checks Expense – Peter Abplanalp**

Motion to approve the purchase of 250 computer checks for Quickbooks in the amount of \$35.00, plus tax, shipping and handling – Jack M.

Second – Jason K.

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

Nays: None

## **DISCUSSION ITEMS**

**None**

## **REPORTS**

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

Peter reported that a payment in the amount of \$8000 was made to Pitzer & Son's Construction as the first payment for the bridge repair work. Over the next thirty (30) days, checks in the amount of \$100,000 will be written as payments to Joe Vicini, Inc for the completion of the drainage work on the roads and to Pitzer & Son's Construction for the completion of the bridge repair work, leaving a balance of roughly \$28,000 in the Grassy Run Homeowners Association banking accounts.

## **10. Road Permit - 5300 Stones Throw Road for Sierra Ready Mix – Jack Martin**

Jack reported that he had to decline the road permit request due to the cement trucks that would be crossing the bridge would be 66,000 pounds, especially since bridge repair work is underway. Jack suggested he would approve cement trucks totally 45,000 pounds, however, neighbor has indicated this could increase the cost of his project.

The discussion of contacting the Rancheria to use the reservation property for access came up. It was mentioned that individuals can contact the Rancheria directly and make a request to use the Rancheria access instead of the Association doing so on behalf of the neighbor.

Dick Nichols will send the members of the Board the contract that the Grassy Run Homeowners Association has with the Rancheria for their knowledge.

## **11. Adjourn at 8:10 pm**