

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Tuesday September 18, 2012, 7:15 p.m.
Abplanalp Residence
5241 Little Brush Ridge Rd, Placerville, CA 95667
www.grassyrunhoa.org

1. Convene at 7:24pm

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp by conference call, Jason King

Board Members Absent

Ken Lee

Members Present

Rama Potter, Barb Sebastian, John Thomason, David Irons, Mieko Saetta

ACTION ITEMS

2. Approve Pitzer & Sons Construction Contract for Bridge Repair – Jason K.

Road Committee discussions identified that the bridge supports are more critical to repair than the piers. They discussed borrowing money against the GRHA Legal Defense Fund to pay for the bridge. This request would have to be approved by Dick Nichols before any funds could be taken.

David Irons mentioned that the contract spells out the Payment Schedule, however subsection 1.9.1.3 identifying when the remaining outstanding amount is due is blank and will need to be established between the Contractor, Pitzer & Sons Construction and the Board.

If the work for the bridge retrofit was put off, David mentioned that the bridge could crack, it would then cost more money to repair and most likely there would be water in the creek.

Jack Martin asked what would happen if it rained. David mentioned that Fish & Game has a mandate of November 1st when no work in any creek bed can be performed because of possible running water in the creek. David suggested that if it rained during the bridge retrofit project, it would most likely not amount to running water in the creek. If the rain did amount to running water in the creek, Fish & Game states that any unexpected stream flow shall be diverted around the construction site and it would be the responsibility of the contractor, at additional cost, to put this diversion in place.

With the Fish & Game mandate, the work would start with the supports of the bridge so that it could be finished before any running water is in the creek bed. The work would continue with repairing the deck of the bridge.

Fish & Game also informed David that an amendment to the agreement describing the additional work to be performed (the bridge deck replacement) would not be necessary. David mentioned that he would forward this email to the Board members for documentation purposes.

The Contractor will expose the footings of the bridge to determine if they are okay. If they are too small, the Board could get someone to evaluate and determine the weight capacity, which could cost an additional \$1500, which is not included in the estimate submitted by the Contractor.

There are two options to approaching the bridge retrofit work. The first option is to close the bridge to all traffic for 6 weeks and the second option is to do half of the bridge work at a time. The estimate submitted by the Contractor in the amount of \$52,500 represents the second option. If the first option is executed, the amount would be \$50,000, a savings of \$2,500.

Jack mentioned that Dick Nichols has spoken to the Rancheria about the possibility of needing to use the roadway on the reservation property for access into the GRHA property. The Rancheria representative was RECEPTIVE to the idea of temporarily allowing GRHA residence access via the Rancheria.

David then discussed the timing of the work. To ensure all the work is completed by any substantial rainfall, the Contractor is ready to start the work immediately.

- The bridge would be closed to all traffic the morning of Monday September 24, 2012, assuming access through the reservation property is confirmed.
- Prior to this closure:
 - Dick Nichols will contact the Rancheria confirming permission to use the reservation property from September 24, 2012 to November 1, 2012 and to gather the requirements for identifying adults and children of driving age that would be using the reservation property.
 - The Road Committee is responsible for contacting Emergency Services (Fire, Sherriff, Ambulance), Waste Management, UPS, FedEx, etc. of the detour through the reservation property to access properties on the west side of the bridge.
 - At the request of the Road Committee, the Board is responsible for contacting the homeowners of the bridge closure, the duration of the closure and the need for the homeowner to contact any services (propane deliveries, sewage needs, etc) they might expect during the closure and inform them of the detour.
- The Contractor will post the necessary signage on the roadways such as detour signs, road work signs, etc.
- In order to determine how soon the bridge can re-open, David will cast several cylinders containing concrete. As it cures, a cylinder will be tested periodically for strength of the curing concrete. A PSI of 2700 will indicate the bridge is strong enough to handle traffic and can be re-opened.
- The bridge work will take precedence over the current drainage work planned near the bridge.

David also mentioned that based on the plans identifying the repair work, the bridge will be six (6) inches lower than the roadway on either side of the bridge. Two possible options to rectify this would be to jack up the bridge and pour concrete to level it off or tear up the roadway on either side of the bridge and re-grade the slope.

David indicated that the Contractor is willing to power wash the steel underneath the bridge so it can be painted. If there are available project dollars, the Board might want to consider having this done.

Jack asked the Road Committed members present (David, Jason, Barb, John and Peter) what was the position of the Road Committee regarding this work. David, Jason and John are in favor of the work starting this year; Barb and Peter believe the work should be delayed till 2013. Jack asked Barb to explain her position and she replied that she had issues but based on what has already happened that she had no additional comments.

Peter conveyed that he does not believe there is enough time to get all the bridge repair work completed before the rains begin.

A motion was then called.

Motion to approve the Pitzer & Sons Construction Contract for Bridge Repair in the amount of \$52,500 (complete bridge closure and access through the Rancheria as the first option), which includes \$2,500 contingency amount in the event access through the Rancheria is not granted (complete half of the bridge work at a time as the second option) - Jason K.

Second – Vivian A.

Ayes: Jack M, Vivian A, Jason K

Nays: None

Abstentions: Peter A.

3. Adjourn at 8:45 pm