

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Wednesday September 27, 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, Michael Arguien

Members Present

Dick Nichols, Dave Waddell, Charlene Bosso, Radford Lehr, Debbie Finch, John Thomason

2. Member General Comments

Charlene B. introduced herself as the new property owners of 5354 Buck Mountain Road. Jack M and the other Board members, as well as members present at the meeting welcomed her. Charlene B. then asked about the road surface that is breaking up at the curve on Buck Mountain. Michael A. indicated that he will be meeting with Wade Ehrlich in a couple of weeks to review all the roads and determine what needs to be addressed before the rains come this fall/winter.

Dave W conveyed that the easements on Little Brush Ridge Road are finally extinguished. County Survey maps correctly reflect that the easements do not exist. Dick N. will forward the updated parcel map document Vivian A. for historical keep of the GHRA documents.

Jack M. thanked Dave W. and Dick N. for all their hard work in getting these easements extinguished.

3. Board Member General Comments

Chair, Legal Affairs Committee, General Comments

Michael A. indicated that he did not see on the addenda the format change to the easement non-compliance letter. Jack M. indicated that we will discuss the format change at the next meeting in October.

ACTION ITEM

4. Approve Board Meeting Minutes – Jack Martin

Motion to approve Board meeting minutes of July 25, 2017 – Jack M.

Second – Michael A. Ayes: Jack M, Vivian A, Melanie O.D, Michael A. Nays: None

5. Approve Reimbursement of 2017 September GRHA Treasurer Expenses – Melanie O'Donnell

Melanie O.D. reviewed the items below.

GHRA EXPENSE REPORT September 2017 – Melanie O'Donnell

Date	Description	Amount
08/04/17	Stamps purchased for 2nd HOA notices	\$9.80
08/22/17	Stamps purchased for notice of \$30.00 late fee for unpaid HOA dues	\$9.80
TOTAL		\$19.60

Motion to approve reimbursement of \$19.60 to Melanie O'Donnell for the 2017 September Treasurer GRHA expenses – Michael A.

Second – Vivian A. Ayes: Jack M, Vivian A, Melanie O.D, Michael A. Nays: None

DISCUSSION ITEMS

6. Update on additional outdoor pedestal parcel lockers

Vivian A. reviewed this item with the Board members explaining the research Peter Abplanalp conducted along with an estimate of the cost to purchase the lockers. Vivian A. indicated that if it is decided to approve the purchase of this item next year, that she will send out a reminder to the membership to kindly pick up their packages as the holiday season nears.

7. Pothole repairs

Michael A. conveyed that Wade Ehrlich is available in a couple of weeks to tour the roadways and provide estimates to fix the worst pot holes and large sink holes in several portions of the roads as a result of last year's rains.

8. Drainage issue at 5080 Turkey Track Road

Michael A. conveyed that last year the culvert was replaced and is now causing damage on the property of 5080 Turkey Track Rd. The concern being that debris is now being deposited on the property. Michael A. indicated that Wade Ehrlich will be asked to look at the situation to determine if anything can be done to rectify the issue.

Debbie F. conveyed that there is flooding on Buck Mountain and asked if Wade Ehrlich could also evaluate this situation.

9. Potential new Operating Rule to address "Tree Cutting Rule Interpretation"

Dick N. conveyed that he has sent an email to the Board explaining his opinion on the interpretation of the tree cutting rule. One of the provisions in the C&R's prohibits the cutting of trees more than 6 inches in diameter. The provision does not define whether the tree is "live" or "dead". Dick N. proposes a new Operating Rule be established defining the word "tree" to be either dead or alive along with the process to contact any member of the Board to request the cutting of trees on homeowners property.

Dick N. will draft the new Operating Rule and there will be an action item to approve the new Operating Rule pertaining to tree cutting rule procedures and interpretations at the October meeting.

10. Appointments to the Compliance Committee

Vivian A. explained that this discussion item was a result of the Operating Rules being approved at the July board meeting. Dick N. conveyed that there needs to be four (4) members on the committee. Dick N. believes that only two (2) of the original members of that committee still reside in Grassy Run HOA.

Jack M. indicated that he will approach Rama Potter as being a member of the Compliance Committee.

11. Treasurer update

Melanie O.D. conveyed the operating account balance is approximately \$3,600.00. Anyone interested in more detailed information, contact Melanie O.D. at treasurer@grassyrunhoa.net.

CLOSED SESSION**12. Proposal that Board Issue Fines for Violation of GRHA Operating Rule 17-04, Easement Maintenance, and GRHA Operating Rule 17-06, Sanctions, for Non-Compliance with Request for Spring 2017 Easement Cleanup – Board**

Jack M. announced that the Board would be going into a closed session to discuss this agenda item. 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**13. Closed Session Report**

The Board reported that, in closed session, the Board, by a unanimous vote of 4-0, decided to excuse the monetary fines of the 4 parcels that received notices of possible fines for non-compliance of the Spring 2017 Easement Cleanup, based on the information conveyed in the closed session.

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

Vivian A discussed that the remodel at the Raley's Supermarket may not be completed in October and that she would like to hold the meeting again at the BelAir event center. The BelAir event center is not available on Wednesday October 25, 2017 but is available on Tuesday October 24, 2017. All agreed that Tuesday October 24, 2017 will be fine for the next Board meeting.

John T. asked if the Board will be addressing the cutting down of trees on a Grassy Run property. Jack M. indicated that this will be an action item on the October meeting agenda to address.

15. Adjourn at 8:20 pm