

Meeting Minutes  
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING  
Friday September 28, 2012, 7:15 p.m.  
Abplanalp Residence  
5241 Little Brush Ridge Rd, Placerville, CA 95667  
[www.grassyrunhoa.org](http://www.grassyrunhoa.org)

**1. Convene at 7:21pm**

Board Members Present

Jack Martin, Vivian Abplanalp, Peter Abplanalp, Jason King

Board Members Absent

Ken Lee

Members Present

Rama Potter, Ray Sebastian, John Thomason, David Irons, Dick Nichols

**ACTION ITEMS**

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

Jason conveyed that the contract approved at the September 18, 2012 Board meeting became void when David Irons was informed by Pitzer & Sons Construction (Contractor) that they require four (4) payment cycles to collect the total contract sum of \$52,500 by January 1, 2013 instead of the three (3) payment cycles listed in the approved contract, with the last payment being made during a time period after the Grassy Run Homeowners Association (GRHA) annual dues were collected.

Jason asked about the current financial situation of GRHA. Vivian A. conveyed balances showing that if we proceeded with a contract in the amount of \$52,500, there would not be enough contingency funds at the end of the year should change orders be necessary. Jason then inquired about the funds in the GRHA Legal Defense Fund and borrowing temporarily from it. It was determined to be inappropriate to borrow from the Legal Defense Fund for non-legal purposes.

Peter A. suggested an action item be placed on a future Board meeting to discuss the proper use of the GRHA Legal Defense Fund monies. Everyone agreed.

The Board has needed to turn down road permits for concrete loads due to the current condition of the footings and piers/columns. The Board has suggested splitting concrete loads to homeowners, however, that can add \$400 to \$600 to the cost of a project. Jason indicated that the current need is to address the exposed footings and piers/columns so we don't have to decline road permit requests, impacting at least three of our residences this past year.

Jason requested that Action Item #2 be discussed before a motion for this item was taken. Everyone agreed (see Action Item #3 below). Upon conclusion of discussing Action Item #3, Jason called the motion to approve contract proposal #3 (constructing new footings, columns, and girder as originally designed); appoint David Irons as the Owner Representative for the GRHA Bridge Retrofit project; and authorize Acting President/Road Superintendent to enter into a contract with Pitzer & Sons Construction in the amount of \$28,550. Motion was seconded by Jack M. however, the motion was withdrawn due to the reservations expressed by Vivian A.

Vivian A. expressed her reservations, especially the Certification of Insurance showing some inconsistencies. Peter A. also expressed his reservations, especially not believing there is enough time to complete the work by November 1, 2012.

A second motion was then called.

Motion to approve contract proposal #3 (constructing new footings, columns, and girder as originally designed); appoint David Irons as the Owner Representative for the GRHA Bridge Retrofit project; authorize Acting President/Road Superintendent to enter into a contract with Pitzer & Sons Construction in the amount of \$28,550; and Acting President or designee to verify Contractor Insurance Certificates - Jason K.

Second – Jack M.

Ayes: Jack M, Vivian A, Jason K.

Nays: Peter A.

### **3. Pier/Columns/Footings – David I.**

In an email dated September 23, 2012, David outlined three (3) possible options if the contract to replace the footings, piers/columns, girder and bridge deck was not approved.

Options 1 would fill in the footing excavations in a manner that will not erode; option 2 would construct new footings and/or reinforce the existing footings consistent with the approved construction documents, so that new columns can be constructed in the future; option 3, being the contract proposal, would construct the new footings, columns, and girder as originally designed for the \$28,550 original bid and deal with the bridge deck in the future, with David recommending this as the best option to pursue.

Jason K. asked if the Board decided on option #3, would traffic be allowed over the bridge, avoiding closure and David confirmed that this would be true.

Dick N. asked David to explain each of the options.

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 Contractor will post the necessary signage on the roadways (road work signs).
- The Contractor will construct the necessary shoring of the bridge to allow traffic as the piers/columns and the girder are replaced.
- The Contractor and David will cast several cylinders containing concrete. As the concrete cures, a cylinder will be tested periodically for strength of the curing concrete. It is expected that the footings and piers will attain 65% of designed strength within the first week (3000 PSI).
- It is the responsibility of the Contractor to ensure that the concrete reach the proper PSI. The Contractor may opt to use stronger concrete for the piers to cure stronger in a shorter time period, as all work in the stream bed must be completed by November 1, 2012.

Vivian A. asked if the Board should be concerned about the lack of automobile insurance as indicated on the Insurance Certificates provided by Pitzer & Sons Construction. Jack M. asked David if we could get a verification of insurance and David agreed.

At the completion of this item, further discussion of Action Item #2 began.

### **4. Adjourn at 9:00 pm**