

MINUTES
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING
Wednesday, September 25, 2019, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville Dr, Placerville
www.grassyrunhoa.net

1. Call to Order – 7:16 pm

Attending: Jack Martin, Eric Holm, Ryan Norton, Harry Reynolds, Dick Nichols, David Waddell

MEMBER GENERAL COMMENTS

2. Members may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Members may comment on items on the agenda when those items are called.
Each speaker may speak once on each agenda item for not more than 2 minutes. Aggregate time limits: 14 minutes for items not on agenda; 6 minutes for each agenda item. The Board reserves the right to extend any time limit.

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT

3. Board Members may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Board Members may comment on items on the agenda when those items are called.
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Dick Nichols discussed some of the potential impacts of the California legislature's recent enactment of AB68 upon the association

DISCUSSION ITEM

4. Treasurer report – Ryan Norton - *\$10,563 in Operating Fund*
5. Road Committee Report - Eric Holm – *Road work done on 9/21 came in under budget. See attached report.*
6. Possible remedies for non-compliance with requirements of Article VIII of the C&Rs – *See #11 below. Eric Holm will monitor news in Mountain Democrat and report on any articles that appear in the paper.*

ACTION ITEMS

7. Approve Board Meeting Minutes from August 28, 2019 – *Not yet available.*
8. Amend Operating Rules dealing with Easement Cleanups – *Eric Holm still working on possible amendment.*
9. \$20 Reimbursement to Ryan Norton for SI-100 filing fee – *Approved.*
10. \$194.49 Reimbursement to Eric Holm for misc parts for road repairs – *Previously approved.*

CLOSED SESSION

11. Potential Enforcement Action for Violations of (i) Article V, Section 1(d), and (b) Article VIII of the C&Rs, and (ii) of Section 4 of Operating Rule 17-03

CLOSED SESSION REPORT

12. Report – *Jack Martin will prepare letters for delivery to properties in violation of C&Rs.*

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE

13. Members, Board Members, Chair, Legal Affairs Committee may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Members may additionally comment on items on the agenda.

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14. Adjourn – **8:04 pm**

GRHOA Road Report

9/25/19

Vicini Construction was onsite August 12 through the 14th to level and pave the length of Turkey Track Road. We also had them clear the ditches in the easement along several sections of Turkey Track to make sure the water would flow. In addition, they cleared the drainage on Rolling Rock and asphalted the inlets and outlets of two drains by the Frasier's home at no additional cost. In addition, they did some minor edge road repair work on Rolling rock (again at no additional charge).

On the 14th, Vicini repaired a section of road on Buck Mountain that had failed due to the heavy rains and added a small French drain to collect future water under the road to minimize impact to the road. Both scopes of work came in at cost and Eric Holm hand delivered the payment check to Vicini on August 30 2019. Copies of the invoices and receipt of payment were sent to the treasurer for the file.

On September 21, 2019, the HOA held its annual work party day. On the 20th, Blain Stumpf delivered two truckloads (23.4 tons) of 3"-6" rock and dropped at the Larsen home on Buck Mountain for redistribution. Blain Stumpf also dropped off one truck load (12.2 tons) of 2" drain roc at Hannah Alan's house on Turkey Track. On the 21st the 2" rock was moved via tractor to multiple locations along Turkey Track to address the drop-off associated with the recent paving. This did not cover all area's but addressed the worst locations. The road group will plan on completing this next year when more funds are available.

The 3"-6" rock was scheduled to be moved to several locations, most along Buck Mountain and Rolling Rock to address washout of the easements from last winter. Due to the limited number of attendees and the ability that we only had one homeowner with a tractor attend, this work is scheduled to be completed October 5th with the help of Rich Braun and his tractor (who was not able to attend on the 21st due to unplanned issue).

Other activities included the digging out of a previously buried culvert on Buck Mountain, a culvert on Turkey Track, a culvert on Grassy Run, along with minor asphalt repair work on Rolling Rock.

Also, work was done around the mailboxes at the base of Buck Mountain. 14 sacks of asphalt patch and 1 ½ yards of 2" drain rock in addition to 8 stepping stones donated by Ryan Norton, were placed to level out the area and allow rain to continue to drain. This should minimize access issues to these mailboxes.

Homeowners in attendance on the 21st were: Ryan Norton, Ray Sebastian, Xin Deng, Ed Newell, The Has Family (Jeff, Cherie, Jeffry and Anna), Alan Ruth, John Thomason, Harry Reynolds, Kent Larson, David Hess and Eric Holm.