

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday July 26, 2012, 7:15 p.m.
Event Center, Raley's Supermarket
166 Placerville, Drive, Placerville, CA 95667
www.grassyrunhoa.org

1. Convene at 7:15pm

Board Members Present

Jack Martin, Peter Abplanalp, Vivian Abplanalp
Jason King arrived at 7:30pm

Board Members Absent

Ken Lee

Members Present

Barb Sebastian, Ron Sander, Debbie Finch, John Thomason, Lily Skinkle, Mieke Saetta, Dick Nichols

Jack reported that Ken is taking a leave of absence from the position of President and that Jack will be the interim acting President.

MEMBER GENERAL COMMENTS

2. Member General Comments - None

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENTS

3. Board General Comments - None

Chair, Legal Affairs Committee – None

General Comments - None

ACTION ITEMS

4. Approve meeting minutes of June 28, 2012 – Jack M.

Jack reported that he will not be voting to approve the minutes as he was not present at the June 28, 2012 meeting. Dick N. reported that there was a quorum of members (Jack M, Peter A, Vivian A) of the Board at this meeting to allow the vote to proceed.

Barb S. brought to the attention of the board that the last two paragraphs of item #9 Road Committee Report should have been reported under item #8 CSD Contract Update.

Vivian A. will make the necessary corrections to the meeting minutes.

Motion to approve June 28, 2012 meeting minutes as amended - Peter A.

Second – Vivian A.

Ayes: Vivian A., Peter A.

Nays: None

DISCUSSION ITEMS

5. CSD Contract Update – Dick N.

Dick reported that he and the roads person at DOT reviewed the proposed road work. DOT indicated that the amount of funds expect to be \$110,000 and will be sufficient to patch pave and even out the dip at the intersection of Greenstone Road and Buck Mountain Road (Task 1) along with the paving of Grassy Run Court from Greenstone Road to the entrance of our community (Task 2).

The DOT anticipates having enough money to install a solar powered street light directed towards the mailboxes to illuminate that area at night (Task 3). There should not be any significant amount of light shinning on the two parcels adjacent to that area.

The DOT has two big projects in the area and intends to do this work in-between the two projects. This work could start as early as August or as late as October. It is estimated that the work will take a week to accomplish, with five days' notice given to Dick before the actual anticipated start date.

6. Road Committee Report – Jason K.

Jason reported that the committee has met several times and have selected Joe Vicini, Inc. to do the work. A signed contract is expected the week of July 30, 2012 with work starting the week of August 6, 2012. Joe Vicini will confirm with Dave Irons on the start date and communication to the membership will follow.

The committee expects to accomplish the first six items on their list for an amount not to exceed \$80,000.

7. Bridge Repair – Jason K.

Jason reported that the Road Committee is taking over the process of the bridge repair. The permits received to date are for the repair of the cross beam and pillars supporting the bridge. However, more urgent work is the replacement of the wood structure underneath the concrete deck – roadway surface. It needs to be determined if the permits would also include replacing the wooden structure as well.

The committee has discussed an alternative solution to repairing the bridge – installing ten foot diameter culverts under the bridge and filling the surrounding area under the bridge with cement. The alternative is preferable, permanent and possibly cheaper. However, Dave Irons will be checking with Fish & Game and others to determine if this alternative solution is viable.

The committee mentioned the option of replacing the whole bridge, but this would be very expensive.

The goal of the Road Committee is to work on a solution that is the best solution possible along with being cost effective with the work being accomplished in a timely manner.

The permit with the County is good for two years and the permit with Fish & Game is good for five years. Both of the permits were attained this year (2012).

8. CC&R's Committee Report – Dick N.

Dick reported that the name of the committee is the Governing Documents Committee as it is reviewing and updating the Covenants and Restrictions (C&R's), Bylaws,

Resolutions along with the Operating Rules of the Grassy Run Homeowners Association. The members of the committee are Dick Nichols, Jack Martin, Mieke Saetta, Rama Potter, Carla Nichols, Debbie Finch, Peter Abplanalp.

The committee has been meeting once a week and have gone through the C&R's and if approved will be known as the Covenants, Conditions and Restrictions (CC&R's). The first review is in progress and once finished, the Bylaws will be reviewed. The CC&R's and the Bylaws will be submitted to the Board for review and approval. Once approved, they will be presented to the membership, either at a special meeting or the next annual meeting for the membership to approve.

REPORTS

Jack M. issued a road permit to the Newell residence for delivery of materials.

Financial Reporting – Peter A.

A current balance sheet was distributed.

Second Quarter report – Additional outstanding dues have been collected, reducing the amount of receivables on the books.

Checks written in the second quarter have been to the County for permits; County license fees; D&Z for the bridge repair plans.

Barb inquired about the statement made by Ken L. at last month's meeting announcing that the County was holding \$1,000 that we had overpaid. An itemized list of tasks was requested from the County. This list was shared with the Road Committee and determined that the \$1,000 is not owed back to us, that we have paid accurately for the tasks the County has performed.

9. Adjourn at 7:50 pm