

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday June 28, 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

Ken Lee, Peter Abplanalp, Vivian Abplanalp

Board Members Absent

Jack Martin, Jason King

Members Present

Ray & Barb Sebastian, John Thomason, David & Karen Waddell, Debbie Finch, Gabriel Tyler

MEMBER GENERAL COMMENTS

2. Member General Comments - None

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENTS

3. Board General Comments

Ken thanked the people that have cleared their easements, in accordance with Article V of the Grassy Run Homeowners' Association Resolution 05-02. Those that have not will be contacted.

Chair, Legal Affairs Committee – None

General Comments - None

ACTION ITEMS

4. Approve meeting minutes of April 26, 2012 and June 14, 2012 - Ken

It was brought to the attention of the board that the meeting minutes of April 26, 2012 did not list Mieko Saetta as being present at the meeting, as the minutes indicate that she did arrive later that evening and the meeting minutes of June 14, 2012 indicated a unanimous vote in closed session when the vote was 3-1 on a member discipline issue.

Corrections will be made to both meeting minutes.

Motion to approve April 26, 2012 & June 14, 2012 meeting minutes with corrections –
Peter

Second – Ken

Ayes: Ken, Peter, Vivian

Nays: None

5. Bridge Repair: D&Z Engineering recommends Pitzer & Son estimate – Ken

Hire Biologist for scouting wildlife - \$500

Recommendation approve \$28, 550.00 & wildlife biologist \$500

Presentation by Steve Pitzer, owner of Pitzer & Sons Construction, who is being recommended by D&Z Engineering to do the bridge repair work.

Presentation consisted of pictures of the bridge in its current condition showing the underneath of the bridge (wood) rotting out and exposing concrete, the wooden sides of the bridge needing repair and damaged concrete at the top of one of the columns.

Steve indicated it would take 2 weeks to repair the bridge and would be shored up for traffic to cross during that timeframe. Steve also suggested putting in diverters around the columns so the water is not hitting flat against the columns.

At the end of the presentation, a brief question and answer session with the people present at the meeting was held.

Ken reported that he has contacted Fish and Game for the name of a biologist to survey for wildlife around the bridge.

Next steps – review the bid documents from D&Z Engineering; secure additional bids from other contractors; obtain an engineer to certify the bridge's current weight capacity.

Motion to defer approving \$28,550.00 & wildlife biologist \$500 until D&Z bid documents are reviewed, request additional bids from other contractors and determine if an engineer will certify the bridge in its current condition for weight capacity - Peter

Second – Ken

Ayes: Ken, Peter, Vivian

Nays: None

Items 6 & 7 did not exist on the agenda.

DISCUSSION ITEMS

8. CSD Contract Update - Dick

Barb and Peter provided update, as Dick was absent due to illness.

Dick received from the El Dorado County DOT regarding scheduling the Grassy Run CSD project. The DOT has indicated they will schedule the project work around two major projects that they have scheduled. This work could start as early as July or as late as October. It is estimated that the work will take five days, with five days' notice given to Dick before the actual anticipated start date.

It is expected that there will be enough funds to complete Task 1, the Buck Mountain "dip" repair and Task 2, the complete paving of Grassy Run Court.

9. Road Committee Report – Jason

In Jason's absence, Peter reported the committee reviewed the bid documents Dave Irons put together. These documents specifically detail and state the work to be completed - drainage and sections of the roads to be repaired.

Dave Irons and prospective contractors walked the roads on June 26, 2012, reviewing the detailed bid documents of the work required.

Bids are expected week of July 9, 2012. Once a bid is chosen, work will start 30 days after contract is signed, per bid specification.

Dave Irons will invoice the Association approximately \$250 for the creation of the bid documents.

10. Closed Session - Member Discipline

The Board reported that, in closed session, the Board voted unanimously on the following items:

- 1) By a vote of 3-0, the Board approved the mailing of easement violation letters to five (5) parcel owners requesting the clearing of the road easement of the parcel owners of weeds and debris, in accordance with Article V of the Grassy Run Homeowners' Association Resolution 05-02, for wild fire prevention.
- 2) By a vote of 3-0, the Board, in accordance with item #7 of the Grassy Run Homeowners' Association Operating Rules of Assessments and Assessment Collections, approved a monthly payment plan, beginning July 1, 2012, for a parcel owner whose regular assessments (annual homeowners' dues) are delinquent.
- 3) By a vote of 3-0, the Board, in accordance with items #8 and #11 of the Grassy Run Homeowners' Association Operating Rules of Assessments and Assessment Collections, approved the preparation and certified mailing of "Letter of Intent" to file a Notice of Delinquent Assessment ("Lien") to two (2) parcel owner's for delinquent regular assessments (annual homeowners' dues).

REPORTS

None

12. Adjourn at 8:37 pm