

Meeting Minutes
GRASSY RUN HOMEOWNER'S ASSOCIATION BOARD MEETING
Thursday June 14, 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, Jack Martin, Peter Abplanalp, Jason King, Vivian Abplanalp

Members Present

Dick Nichols, John Thomason, Mieke Saetta, Ray Sebastian

MEMBER GENERAL COMMENTS

2. Member General Comments - None

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENTS

3. Board General Comments

Peter mentioned barn being erected at 5200 Little Brush Ridge Rd. Do not believe a permit was obtained. The group determined that there was no violation of the current CC&R's regarding this building. No further action necessary.

Chair, Legal Affairs Committee - None

ACTION ITEMS

4. Approve meeting minutes of April 26, 2012 and May 12, 2012 - Ken

Ken forgot to list the members present at the April 26, 2012 meeting minutes that were distributed. He has updated these minutes and they will be presented at the next board meeting for approval.

Motion to approve May 12, 2012 meeting minutes – Peter

Second – Jack

Ayes: Ken, Jack, Peter, Jason, Vivian

Nays: None

5. Bridge Repair – Ken

El Dorado Building Permit Issuance - \$1,000.00

D&Z Engineering Invoice - \$1,600.00

Recommendation approve permit issuance fee of \$1000.00 and

D&Z Engineering invoice of \$1,600.00

Ken reported that D&Z have the contractors lined up to do the bridge repair. Waiting for the creek to dry before work can begin.

Vivian asked if this building permit is the last permit we need. Ken indicated that a permit from Fish & Game will be the last one. Fish & Game needs to review the area for bird nests before they will issue us the permit to proceed with the bridge repair.

John asked what would happen if we did not get these permits. Ken indicated that the GRHA could be fined for more than the total cost of all the permits that will be issued. Ken does not want to take the chance of this happening.

Motion to approve permit issuance fee in the amount of \$1,000.00 and D&Z Engineering Invoice in the amount of \$1,600.00 - Peter
Second – Jack
Ayes: Ken, Jack, Peter, Jason, Vivian
Nays: None

6. Road Repair Budget \$2,800.00 – Jason

Jason requesting a budget of \$2,800.00 for the annual road work party to cover patch, supplies and food for the barbecue after the work is completed. He also reported that he still has roughly 8 to 10 bags of patch from last year that will be used for this year's patching work. He is looking to schedule this event in late July. Venue of the barbecue TBD at this time.

Mieko requested that as part of the road work party that the bushes obstructing the view of the 15 mile-an-hour sign at the corner of Stones Throw Rd and Little Brush Ridge Rd be taken away as this is creating a blind spot for the cars intersecting at this corner and is an accident waiting to happen.

In the past, the action of the board has been to send a letter to the homeowners to resolve the issue.

Motion to send a letter to the homeowners of the property to clear the blind spot at the corner of Stones Throw Rd and Little Brush Ridge Rd – Jack
Second – Vivian
Ayes: Ken, Jack, Peter, Jason, Vivian
Nays: None

7. GHRA Member Easement – Ken

Ken reported the Richard & Janice Gnagy, owners of the empty lot between 5255 and 5301 Reservation Road, contacted him to find someone to clear the property and forwarded a check for \$120.00 as payment. Ken hired Daniel Lopez, deposited the \$120.00 to the GRHA checking account and sent a check to Daniel Lopez in the amount of \$120.00 as payment for the work.

DISCUSSION ITEMS

8. Changes in Treasurer Administration – Peter

Peter reported that Mieko turned everything over to him, two additional homeowners had sent in their annual homeowners association dues that were in arrears, all things at the bank have been setup and has QuickBooks up and running. Peter also mentioned that he would like to use printed checks through QuickBooks instead of handwritten checks and would like to get this set up by next meeting.

9. Road Committee Report – Jason

Jason reported that the roads have been marked with black spray paint as to where the drainage work will be done. Dave Irons is finalizing the bid documents and will meet with contractors to discuss the work that needs to be done and get bids.

John suggested taking a percentage of the dues to allocate to sections of the roads for future repair work. No one really liked this idea. Dick mentioned that people can get together on their own to repair sections of the road in their area, however, the work needs to meet our standards.

Miscellaneous discussion item

Ken thanked Mieke for being a board member for the past 4 years as Treasurer. He mentioned her being very professional and complete turnover to Peter.

10. Closed Session - Member Discipline

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

- 1) By a unanimous vote of 4-0, with one Board Member abstaining, to sanction a GRHA parcel owner for a violation of Grassy Run Resolution 05-01.
- 2) By a vote of 3-1, with one Board Member abstaining, to impose a penalty of \$200 on that parcel owner.

REPORTS

None

12. Adjourn at 8:07pm