

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) ANNUAL MEETING

Indian Creek Elementary
Multi-purpose Room
6701 Green Valley Rd, Placerville
Saturday, April 11th, 2026 9:30 am
www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President John Bosso at 9:40 am.

Board Members Present: John Bosso, Bill Hodge, Ryan Norton, Jason Bontrager and Rebekah Heacock

GRHA Members Present: Peter Abplanalp, Steven Bidondo, Debbie Crittenden, Kent Larson, Eric Holm, Chris and Ken Lee, Edward and Gayle Littrell, Barb Sebastian, Kassandra and Jonathan Duran, Norma Thomason, Dick Nichols, Cheryl Hodge, Richard Braun, Ken Larson, Reginald Holms, Radford and Aimee Lehr, Harry Reynolds, Peggy Ruth, Bradley and Brooke Stubblefield, Marty Tholen

2. Introduction of Board Members, Inspector of Elections, and Members

Everyone went around and introduced themselves.

3. MEMBER GENERAL COMMENTS/BOARD MEMBER GENERAL COMMENTS

Barb Sebastain asked about the possibility of sending out the roster of everyone in the HOA out to all the neighbors so that we could all have a way to contact one another. It was discussed that most people would be okay with this and that we will allow homeowners to opt out from sharing their information with the entire association. The only information that will be shared will be names, phone numbers and addresses.

The condition of the "road/easement" referred to as Lone Antler that services 3 homes was discussed. Although this is not officially considered a road, the board was already planning to repair this part of the roadway when it's time for the next phase of road repairs. This will be a one time thing and the understanding will be that the three homeowners that use this easement to access their properties will maintain it going forward.

Norma Thomason asked if anyone else had been having issues with strangers coming on to their property, as she has had several incidents in the past year. No one else said they had been having any issues with this.

The issue of dogs barking excessively had continued to be an issue for many of the homeowners. The board reminded everyone that the best way to handle this issue if you have already tried to talk directly to that neighbor is to report the issue to animal control. The board is not able(per the CC&Rs) or willing to make that call.

Kassandra Duran asked the question of whether or not there should be an increase in dues for properties that have an ADU. The board said they had already been discussing this and would continue to discuss it further at the next monthly meeting. From the small discussion that was had during this meeting, it seems as if some are in favor of this and some are opposed. Cherly Hodge brought up the difficulty of adding something like this due to California being very much in favor of ADU's. The board is going to put together a committee for this issue and let them gather information and make a proposal to the board of how to proceed.

4. President's Report - John Bosso

John discussed why the board decided to try and increase the dues and how they came to that amount. After the board had sent out all the election information, there were several points made to the board that they did not initially consider. One of those was whether the board would ever decide to decrease the dues if there got to be a point where there was too much money built up in our bank accounts that was not being used. The board agreed they are of the mindset that they would not just spend money to spend it and would make every effort to lower dues if that were to be the case. John mentioned that if the increase does not pass the board will discuss what the plan for road repairs is going forward and if there is a need to try again for a smaller dues increase at next year's election.

5. Treasurer's Report – Ryan Norton

Ryan Norton submitted information that GRHA presently has \$73,075.64 in its Operating Fund, and \$140,182.74 in its reserve fund, for a total of \$213,258.38 in current assets.

6. Road Committee Report - Jason Bontrager

Jason discussed the upcoming road work to Buck Mountain Rd. and part of Grassy Run Rd. That work is scheduled to start on May 4th. The board will send out a more detailed timeline of that work as it gets closer and John Bosso will continue to communicate directly with neighbors that are directly affected.

Jason also mentioned that the board has hired a crew to come through the entire association and trim tree branches that are hanging over the road and below 14ft. This work is scheduled to happen on April 20th. If any homeowner does not wish to have this work done on their property, they may opt out by letting John Bosso know.

Jason also mentioned that the road committee no longer has very many people on it and they are looking for homeowners who would be interested in helping on that committee. If anyone has an interest or questions about this they can contact Jason directly.

7. Introduction of Candidates - John Bosso

John introduced the candidates up for re-election/election. John Bosso (president) and Kassandra Duran (secretary).

8. Inspector's Report of Verification of Quorum - Gayle Littrell

We reached a quorum of 49 total ballots.

9. Vote

10. Vote Count

11. Inspector's Report of Vote Count - Gayle Littrell

Approved John Bosso - President Kassandra Duran - Secretary

Dues increase - Yes - 22 No - 28

12. Additional General Comments

Jason mentioned the desire for more social events in the neighborhood and getting more engagement from the neighbors about issues like the ones discussed today. It was mentioned that nights are sometimes hard for folks to come to meetings and it was proposed to hold meetings once a quarter on Saturday mornings to allow more folks to attend.

13. Adjournment

The Board adjourned at 10:54 am