

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday March 31st, 2026 7p.m.

Held at Bel Air's Community Room 3510 Palmer Drive, Cameron Park

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President John Bosso at 7:00pm.

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

Members Present: Peter Abplanalp, Eric Holms, Reggie Holmes, Cheryl Hodge, Allison Hodge, Jonny and Sharon Millers, Judy and Rich Braun

2. MEMBER GENERAL COMMENTS

None

3. BOARD MEMBER GENERAL COMMENTS

Scheduled to start road work on May 4th. John is trying to get a schedule for the work so that we can let homeowners know.

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan reported that the association currently has \$73,329.70 in the Operating Fund and \$140,123.23 Reserve Fund.

5. Roads Committee Report - Jason Bontrager

When we get ready to start the work on Buck Mountain, Jason has signs we can put out and we will let people know starting weeks before. John is also planning to go door to door and talk with neighbors affected directly.

6. Discuss road repair timeline for Buck Mountain Rd and Grassy Run - John Bosso

Scheduled to start road work on May 4th. John is trying to get a schedule for the work so that we can let homeowners know.

7. Discuss due increase - John Bosso

The board discussed the options for a dues increase going forward. Some homeowners suggested a gradual increase over the years so that a big increase like this doesn't need to happen again in the future.

ACTION ITEMS

8. Approve Minutes for 2-24-26 Board Meeting

2nd - Jason Yes - 5 No - 0

9. Approve reimbursement to Ken Lee for \$21.43 for road paint.

2nd - Rebekah Yes - 5 No - 0

10. Approve payment of \$470 to Paula Hegner for our 2025 taxes.

2nd - John Yes - 5 No - 0

11. Approve reimbursement to Ryan Norton for \$36.21 for purchase of new batch of printable checks.

2nd - Bill Yes - 5 No - 0

12. Approve reimbursement to Barb Sebastian for \$79.18 for postage for annual meeting packet.

2nd - Jason Yes - 5 No - 0

13. Approve reimbursement to Rebekah Heacock for \$117.24 for printing fees.

2nd - Jason Yes - 5 No - 0

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

Jason suggested we start a neighborhood for sale page. The board suggested we just tell people to just post things on the bulletin boards at the mailbox.

14. Closed Session – Homeowner Issues

1 property to be discussed

15. Adjournment - 8:17pm