

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday June 24, 2025, 7 p.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 7:05 pm.

Board Members Present: John Bosso, Bill Hodge, and Ryan Norton

GRHA Members Present: None

2. MEMBER GENERAL COMMENTS

None.

3. BOARD MEMBER and CHAIRMAN GENERAL COMMENTS

John Bosso said he was contacted by a representative of the company that remodeled one of the homes on Lone Antler(5360 Grassy Run). The person was referred to Ryan Norton for information on paying back dues. The person also inquired about AirBnB possibilities and was informed they are not allowed in the Association. A follow up call was made to the owner after we were made aware of several recent large events at the property reiterating the CR rules and potential fines. A note was also posted to the listing owner on AirBnB advising her of the same facts and she responded immediately that the listing would be removed.

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton submitted information that GRHA presently has \$32,685.88 in its Operating Fund, and \$139,709.27 in its reserve fund.

Ryan also noted an issue with the State Franchise Tax Board that he will work with tax preparer Paula Hegner to resolve.

5. Road Committee Report - Jason Bontrager

No report.

6. Road Resurfacing Priorities and Need for Increase in Dues

The Board discussed developing a 10-year plan to maintain/repair the roads in Grassy Run. Road Superintendent Jason Bontrager estimated we have approximately 330,000 sq/ft of roads and at a current average of \$3 sq/ft to resurface, \$100,000 per year would be needed to resurface 10 percent of the road network each year. The Board discussed the possibility of scheduling two public meetings in the fall to discuss the road plan and consider a dues increase required to underwrite the plan going forward. The second meeting would be an election on the proposed dues increase. John Bosso and Jason Bontrager will prepare a proposal for the Board to consider at its July meeting.

ACTION ITEMS

7. Approve minutes for 4-29-25 Board Meeting

Moved. Seconded and approved 3 to 0.

8. Approve minutes for 5-17-25 Annual Meeting

Moved, seconded and approved 3 to 0.

9. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

None.

10. Closed Session – Homeowner Issues

None.

11. Adjournment

The Board adjourned at 7:45pm