

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday June 30, 2026, 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 7:00pm.

Board Members Present: John Bosso, Bill Hodge, Jason Bontrager

Board Members Absent: Cassandra Duran, Ryan Norton,

GRHA Members Present: Barbara Sebastian, Cheryle Hodge and Radford Lehr

2. MEMBER GENERAL COMMENTS

Cheryle Hodge offered to send to Cassandra Duran the information sheet that describes activities of the association secretary.

Barbara Sebastian inquired as to when the Spring Cleanup notice would be sent out. She also commented on the number of homeowners who haven't cleared weeds from their property or easements.

John Bosso indicated the upcoming report to the membership will discuss easement cleaning requirements. He also noted the County of El Dorado has a weed abatement ordinance that authorizes the County to clean up properties and bill the landowners.

3. BOARD MEMBER GENERAL COMMENTS

None

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

John Bosso reported that GRHA presently has \$25,543.54 in its Operating Fund, and \$80,294.99 in its reserve fund, for a total of \$105,538.63 in checking/savings. Total current assets equal \$132,565.63 with accounts receivable.

5. Roads Committee Report - Jason Bontrager

Jason reported that he is updating the estimate for work required to maintain the association road system over the next 10 years. He will use actual numbers received for the recent work completed on Buck Mountain Road. This will constitute the revised long-range plan for maintaining roads in the Grassy Run neighborhood.

Bill Hodge asked that a measure be agendaized for discussion at the July Board meeting that would respond to input received over the recent proposal to raise the association to \$1,200 per year to cover maintenance costs for the road network. Specifically the proposed ballot measure would raise the dues by \$400 per year and the increase would be for a set duration of 15 years. It would expire at that time unless extended by another vote of the homeowners. The funds collected from the proposed dues increase could only be used on roads and culverts within the association property.

The measure would be discussed at the July meeting and set for action at the August meeting. The proposal would be voted on by the membership in October and, if approved, would go into effect on January 1, 2027.

6. Review and Approve new website hosting and online payment options - John Bosso

John discussed a proposal to host the Grassy Run Association website that would allow on-line payments and voting on proposals to come before the membership. The new service would cost \$1,200 per year or \$100 per month. If the Board approves today, the first three months of the service would be free. Each homeowner would have a discreet log-in that would preserve anonymity for voting and financial transactions.

Bill moved to declare an urgency to allow the contract to be approved today. Jason seconded and the item was approved 3 to 0. Then the item became an action item and was moved by John, seconded by Jason and passed 3 to 0.

7. Discuss ARB follow-ups with increased ADU activity

John Bosso clarified that ARB was the Architectural Review Board for the Association. Barbara Sebastian indicated that the Board has been the designated Board for quite a while. John noted that the Board had discussed the issue of imposing additional dues on Additional Dwelling Units (ADUs) but determined that homeowners are assessed per parcel and it would not be fair to assess additional dues on any one parcel. ADUs are allowed under State law and El Dorado County ordinance.

ACTION ITEMS

8. Approve Minutes for 5/26/26 Board Meeting

Moved, seconded and approved 3 to 0.

9. Approve reimbursement to Kassandra Duran for email and website services - \$59.88 and \$611.64

Moved, seconded and approved 3 to 0.

10. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

None

9. Closed Session – Homeowner Issues

None.

11. Adjournment

The Board adjourned at 7:48 pm