

## **Minutes**

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

**Tuesday February 24th, 2026 7p.m.**

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

[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

### **1. Call to Order**

The meeting was called to order by President John Bosso at 7:05pm.

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

Board Members Absent: Ryan Norton

Members Present: Peter Abplanalp, Barb Sebastian

### **2. MEMBER GENERAL COMMENTS**

None

### **3. BOARD MEMBER GENERAL COMMENTS**

The board has received several complaints of people speeding. The Board wants to remind everyone that we all need to be mindful of speeding and remind guests and delivery drivers about the speed limit as well.

### **DISCUSSION ITEMS**

#### **4. Treasurer Report – Ryan Norton**

Ryan Norton was absent and not able to attend

#### **5. Roads Committee Report - Jason Bontrager**

We have found a couple of places to put the asphalt grinding that are nearby. Vicini is working on a couple of scheduling options and will let us know. We will notify the association of the date 30 days ahead of time.

#### **6. Annual Meeting - John Bosso**

John is continuing to find a location for the meeting. Barb Sebastian, Dick Nichols and Debbie Crittenden have agreed to be on the nominating committee. We are still looking for someone to run for the secretary position. Bill shared a letter to send out with the election information and dues increase.

#### **7. Dues Assessment for Properties with an ADU - Barb Sebastian**

Barb proposed that the board start charging properties with an ADU half the cost of the annual dues to help cover the cost of the roads. The board discussed how you would define an “ADU” and that it can be a slippery slope. It was suggested that we could just charge a one time fee going forward when people requested approval to build an ADU. The board also expressed concern about adding this to the ballot at the same time as the dues increase.

## **ACTION ITEMS**

### **8. Approve Minutes for 1-27-25 Board Meeting**

Approved Second - Jason Yes - 4 No - 0 **absent - 1**

### **9. Approve Minutes for 2-10-25 Board Meeting**

Approved Second - Rebekah Yes - 4 No - 0 **absent - 1**

## **ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR**

None

### **10. Closed Session – Homeowner Issues**

None

### **11. Adjournment**

The Board adjourned at 7:52pm