

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday January 27th, 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 7:02pm.

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

Members Present: Peter Abplanalp

2. MEMBER GENERAL COMMENTS

Peter reminded the board that we could use some new Road Committee Members. He was going to write up something about being on the committee to share with the whole association.

3. BOARD MEMBER GENERAL COMMENTS

Bill presented an initial draft of the proposed ballot language for the amendment to Section 17-05-3 of the Operating Rules, which would increase our annual dues.

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton reported that GRHA presently has \$60,564.70 in the Operating Fund and \$140,010.04 in the Reserve Fund for a total of \$200,574.74 in total assets.

Ryan also said he and John are currently working on a way for homeowners to make electronic dues payments via Zelle. They are still working out a few details but will share when it is ready to go into effect.

5. Roads Committee Report - Jason Bontrager

John, Jason and Peter all discussed the importance of documenting necessary road repairs and creating a priority list to share with all the homeowners.

Peter also shared about the Tholen's property and that they have requested that the association do something about the large drainage pipe that was installed on their

property when Turkey Track was last paved. The pipe/water runoff is causing erosion and ultimately damage to their property. Jason agreed that it was something that could easily be fixed.

6. Review of Buck Mountain paving quotes - John Bosso

The Board reviewed the paving quotes and agreed to have a special zoom meeting on Feb. 10th to approve moving forward with Joe Vicini's quote.

7. Request for Board Action regarding consistent misperformance of U.S. Postal Service with regard to mail deliveries - Greg Nichols

Greg was unable to attend the meeting but John spoke with him beforehand. John had also already called the postmaster and he said they are aware of the issues and are trying their best. Greg was still planning to submit a complaint and gather information from other neighbors about their experiences with the mail.

ACTION ITEMS

8. Approve Minutes for 12-9-25 Board Meeting

Approved Second - Bill Yes - 5 No - 0

9. Approve payment for the D&O insurance quote for the amount of \$2925

Approved Second - John Yes - 5 No - 0

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

None

10. Closed Session – Homeowner Issues

None

11. Adjournment

The Board adjourned at 8:02pm