

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday July 29, 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 7:02pm.

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

Board Members Absent: Ryan Norton

GRHA Members Present: Dick Nichols

2. MEMBER GENERAL COMMENTS

None

3. BOARD MEMBER GENERAL COMMENTS

None

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton was absent but he reported via email that GRHA presently has \$46,245.88 in its Operating Fund, and \$139,737.98 in its reserve fund, for a total of \$185,983.86 in current assets.

5. Roads Committee Report - Jason Bontrager

Jason did not have anything new to report

6. Road Maintenance Budget and Need for Increase in Dues - John Basso

John and Jason both stated that based on the quotes we received from several paving companies that in order to maintain our large road system we need to have another 100k in the bank each year to cover these costs. This requires our bi-annual dues to increase in some capacity. The board discussed several options and decided to propose an increase of dues to \$600 bi-annually (\$1,200 annually). This will require a special election and the board would also like to give all the homeowners a chance to ask questions and discuss the increase.

The board decided to designate the regular September meeting for questions and comments pertaining to this matter. Then, a special election will be held at our October Board meeting (likely will move it to a Saturday). Ballots will be sent out 30 days prior to the meeting in October. John will also send out more information with specific findings and pricing details prior to the September meeting.

7. Discuss Assembly Bill 130 - John Bosso

The California State Legislature just recently passed a new bill that now limits HOA fines to \$100 per violation. John attended a zoom meeting specifically for HOA boards that was hosted by an attorney who better understands the specifics of the bill. The basic gist of the meeting was that it is all very vague and hard to know the exact terms of the bill. Dick suggested that we amend Operating Rule 17-06 to reflect the new bill. John was going to work on how to amend it using the new language that was suggested in the zoom meeting.

ACTION ITEMS

8. Approve Minutes for 06-25-24 Board Meeting

Approved Second - Bill Yes - 2 No - 0 Abstained - 2 Absent - 1

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

None.

9. Closed Session – Homeowner Issues

11. Adjournment

The Board adjourned at 7:45pm