

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday August 27, 2024, 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 6:58 pm.

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

Board Members Absent: Rebekah Heacock

GRHA Members Present: Jonny and Sharon Miller, Rich and Judy Braun, Debbie Crittendon and Josh Young

2. MEMBER GENERAL COMMENTS

Josh Young raised the issue of plants obscuring visibility near the corner of Stone's Throw and Little Brush Ridge. Bill Hodge agreed to contact the homeowner.

Debbie Crittendon inquired as to whether a vote of the GRHA Board was required for her to build a metal shed 50 feet from her property line. The Board agreed that a vote was unnecessary if the structure was 50 feet from the property line but an El Dorado County permit would be required for a structure larger than 12 feet by 10 feet.

Rich Braun expressed continued concern over an adjacent property with an overgrowth of weeds and an apparently abandoned vehicle. Jason Bontrager suggested the Brauns and the Millers contact El Dorado County about the weed problem.

3. BOARD MEMBER and LEGAL AFFAIRS COMMITTEE CHAIRMAN GENERAL COMMENTS

The Board discussed a recent e-mail from a homeowner about suspicious vehicles parking in his driveway off Little Brush Ridge. The homeowner suggested the vehicles might be trying to reach the casino which is inaccessible from our neighborhood. The Board discussed the potential for moving a camera onto the neighborhood entrance by the mail boxes to monitor vehicles entering the neighborhood. An entrance sign saying "No Outlet" was also discussed.

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton submitted information that GRHA presently has \$101,854.89 in its Checking/Savings Fund, and \$47,316.21 in its Reserve Fund, for a total of \$149,171.20 in current assets.

Eight homeowners still need to pay their spring assessment or a portion thereof.

5 Road Report – Jason Bontrager

Jason discussed the list of easement issues. He has provided the list to John Bosso.

ACTION ITEMS

7. Approve Minutes for 07-30-24 Board Meeting

Approved Second - Ryan Yes - 3 No - 0 Abstained - 1 Absent - 1

8. Approve the reimbursement of \$197.64 to Ryan for 3-year e-mail renewal

The Board discussed and asked Ryan to clarify with e-mail provider and follow-up with Rebekah on the e-mails.

9. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE

None.

10. Closed Session – Homeowner Issues

A property on Little Brush Ridge with water leak issues was discussed.

11. Adjournment

The Board adjourned at 7:53pm