

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
**Wednesday June 30, 2021, 7:00 p.m.**  
**Held at Home of GRHA Member**  
**Reservation Rd, Placerville**  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Call to Order**

Called to order by Eric Holm at 7:01 p.m.

Board Members Present:

Eric Holm, Harry Reynolds, Ryan Norton, Ken Lee, Gayle Littrell

Members Present:

Dick Nichols

**MEMBER GENERAL COMMENTS**

2. Dick Nichols shared information with the Board regarding the Tribes upcoming construction and placement plans for an Event Center and Hotel.

**BOARD MEMBER GENERAL COMMENTS**

**CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT**

3. None.

**DISCUSSION ITEMS**

4. **Treasurer Report – Ryan Norton** – Currently \$41,171. in the Operating Fund.
5. **Road Committee Report – Ken Lee** – Overview of 26Jun21 Road Committees assessment of work required throughout GRHA: (1) No significant road work will be done this year in lieu of impending bridge repair costs. Minor patching and repairs were discussed and will be done as needed. (2) Drainage work will be best for maintaining road integrity. Use of private equipment will be needed. Road drainage problems will be surveyed and prioritized, addressing worst areas first. (3) Proposed Speed Bump costs and placement were examined to deter speeders throughout GRHA. Cost and replacement options with portable verses permanent speed bumps was discussed and will put to vote at July2021 meeting for Board to approve or disapprove placement and costs involved. Letter will be generated to inform Homeowners of needed action to slow speeders down with enforced actions, but not limited to, possibility of speed bumps. Painted white lines and reflective sprinkles need to be placed at Stop signs on Stones Throw and Grassy Run. (4) Road Committee will be using a 14ft survey rod to check overhanging tree branches throughout GRHA roadways. (5) Reservation Road Bridge repair has become more of an emergent problem due to safety issues. Estimates, cost, and access during needed repair are being determined. Replacement of weight limit sign is being worked.
6. **Adams-Sterling newsletter article regarding ADU's**, and possible changes on parcels with ADU's to cover extra road traffic discussed. Would need to add to C& R's and Operating Rules. Will add as Action Item for July2021 Meeting.
7. **Discussed California Assembly passing AB 502 regarding secret balloting requirements and possible amendment of Article IV of GRHA Bylaws to reflect this change.** To keep our Bylaws in compliance with State rules an Action Item will be place on July2021 meeting to advance the deadline for Board nominations. Nominations would need to be sent 90 days in advance with reminder at 60 days out with deadline response 45 days prior to Annual Meeting.
8. **Discussed needed changes to GRHA Bylaws to render them consistent with C&R changes.** Action Item for July 2021 meeting to maintain good consistency within GHRA HOA Governing Laws.

**ACTION ITEMS**

9. **Approve Meeting Minutes from May 26, 2021.** – Approved.

Please observe the 15-mph speed limit within our community

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
**Wednesday June 30, 2021, 7:00 p.m.**  
**Held at Home of GRHA Member**  
**Reservation Rd, Placerville**  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

10. **Placement on next Annual Meeting Agenda, C&R Proposed Amendments to comply with requirements of AB 3182.** – Approved
11. **Appointment of two new members, Debbie Crittenden, and Cary Seabaugh to Compliance Committee, and if necessary, Amend Operating Rule 17-07.** – Approved
12. **Approve payment to Treasurer Ryan Norton for purchases of address labels and stamps at a cost of \$71.23.** Approved
13. **Approve payment to Secretary Gayle Littrell for 3-year renewal of GRHA Email account with GoDaddy at a cost of \$179.64.** – Approved

**CLOSED SESSION AND REPORT OUT**

14. **Consideration of Possible Imposition of Sanctions.** – Discussed various reported incidents. Instructed President to follow up on reports and to clarify certain information. Otherwise continued subject-matter to July 2021 meeting.

**ADDITIONAL COMMENTS- MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE**

15. None

16. **Adjourn** – 9:33 p.m.