

MINUTES
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING
Wednesday April 28, 2021 7:00 p.m.
Held at Home of GRHA Member
Reservation Rd, Placerville
www.grassyrunhoa.net

1. Call to Order

Called to order by Eric Holm at 7:00 p.m.

Board Members Present:

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

Members Present:

Dick Nichols

MEMBER GENERAL COMMENTS

2. None.

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT

3. Eric Holm shared recent information on the stability of the Reservation Rd one lane Bridge. It is showing some give when crossed by extremely heavy vehicles. Will need to be monitored by Road Committee with future bids on how to best repair it. May be a large expense within the next couple years. Board will consider options to financially cover future costs.

DISCUSSION ITEMS

4. **Treasurer Report – Ryan Norton** – Currently \$40,061. in the Operating Fund. Still researching Automatic Pay System option for HOA Members. Program currently used by Treasurer would require a substantial yearly fee to implement. 1% fee would be added to each transaction that members opting to use the direct pay system may be required to cover. Will continue to research and will re address this coming Fall.
5. **Road Committee Report – Ken Lee** – Did a drive around the HOA with outgoing Road Superintendent. Reviewed and prioritized areas of ditch and road wear concerns.
6. **Reckless Driving – Gayle Littrell, Ryan Norton** – Will continue to collect documented complaints and pictures of offenders when made available.
7. **Discuss Secondary Structure requirements/permits – Eric Holm, Dick Nichols** – Garage structures are permitted by C&R's if following rules and permits. Building a "secondary living structure" would require a GRHA Member vote to amend the C&R's. Treating such a structure as constituting "servants' quarters" (treating the occupant as a "servant") within the meaning of Article V, Section 1(a) of the C&R's, however, was raised as a possible option for avoiding such an amendment if, but only if, all other County and HOA requirements are followed. Will continue to research.

ACTION ITEMS

8. **Approve Meeting Minutes from March 31, 2021** – Approved.
9. **Authorize Purchase of additional Motion Cameras and SD Cards. – Eric Holm** – Motion to currently abstain from purchase was approved by Board.
10. **Authorize Road Bump at recently placed Stop Sign – Eric Holm** – Board Authorized placement of bump at newly placed Stop Sign and for bump to extend across the entire road. Road Committee will discuss appropriate height and width with contractors bidding for this service.

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

11. Harry Reynolds discussed concerns regarding fire danger and County Ordinance/Cal Fire compliance by homeowners on personal property other than just easement. Will send out Easement Cleanup Reminder to include property responsibilities.

12. **Adjourn – 8:07 p.m.**