

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
Tuesday February 22, 2022, 7:00 p.m.  
Held at Home of GRHA Member  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1.Call to Order**

Called to order by Eric Holm at 7:03 p.m.

Board Members Present:

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

Members Present:

Dick Nichols, Peter Abplanalp

**MEMBER GENERAL COMMENTS**

2. None

**BOARD MEMBER GENERAL COMMENTS**

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

3. None

**DISCUSSION ITEMS**

4. **Treasurer Report – Ryan Norton** – Currently \$74,284.33. in Operating Fund.
5. **Road Committee Report – Ken Lee** – 1) More rock has been placed for continued ditch work throughout the HOA. 2) The East side walkway of the One Lane Bridge on Reservation Rd has been blocked with caution tape and cones due to being unsafe to cross at this time. Currently pricing out railing costs for future repair. 3) The intent to replace bad wood under the bridge still needs to be scheduled. 4) Once final approval on Slurry costs, date will be set to Slurry from Grassy Run Ct to second entrance of Turkey Track in 2022. Further roadways for Slurry placement will be in 2023 and 2024. 5) Needed Culvert Pipe replacement at Grassy Run and Castle Ln is still being quoted after free estimate with camera from Sac Sewer showing two-thirds of existing pipe eroded. Insertion of Flex Pipe not an option, will need full pipe replacement. 6) Road Work Party to be held on 26Mar22 to place approximately 50 yards of rock on Little Brush Ridge and paint Penny's Rocks. Notice will be sent in March to GRHA for volunteers.
6. **Discussed finalizing the implementation of the Special Ballot results for C&Rs and ByLaws onto Grassyrunhoa.net website.** Changes have been made. Board Members asked to review for any typos or corrections. Will put on as Action Item for final vote of approval at March Meeting. If approved will be ready for signatures, and then downloaded onto GRHA website.
- 6(a)**Discussed Homeowner's Request for Board Letter of Approval before building on parcel.** No letter required. Email will be sent to Homeowner explaining where to find regulations (C&Rs Article V, sec 6) on structures allowed in GRHA and will also be asked that once they have completed all required permits and finalized house design, to report back to the Board for final approval.

**ACTION ITEMS**

7. **Approve Past Board Meeting Minutes** for January 25, 2022. – **Approved**
8. **Approve 1) candidates for President and Secretary positions.** So far only one candidate for each position has been made known. Still have until 08Mar22 for additional candidates to come forward. **2) Inspector of Elections** will be Norma Thomason. – **Approved.** **3) Discuss/Approve Agenda for possible April 2022 Annual Meeting.** Dues increase possible discussion item. Meeting may not take place if no other board candidates come forward.
9. **Discuss and Approve potential dues increase to be put to vote by GRHA Homeowners.** Still gathering more information. – No other Action taken at this time.

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10. Authorize up to \$7,000. to purchase 50 yards of ditch rock (approx. \$2,659.) and for personal equipment use (approx. \$3,600.) on Little Brush Ridge for the 26Mar22 Road Work Party. – **Approved**
11. Discussion and Authorization of up to \$37,000. to VSS International for Quote on equipment mobilization, road preparation, and application of Slurry from Grassy Run Ct to 2<sup>nd</sup> roadway entrance onto Turkey Track. – Dates and specifics regarding personal driveway options/costs still being worked. - **Approved**
12. Approve payment of \$833.49. to Ken Lee for Road Work Expenditures. – **Approved**
13. Approve payment of \$150. to Brian Chord for 3 hours of personal equipment use for GRHA road work. - **Approved**

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

14. 1) Discussed newly constructed driveway on Grassy Run. Operating Rules state requirement of culvert placement. Will research a few more facts and then a letter to be generated and sent to homeowner.
- 2) Discussed changing the March Board Meeting to Wednesday the 30<sup>th</sup> of March at 8:00 p.m. due to conflicting schedules of Board Members.

**15. Adjourn – 8:38 p.m.**