

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
Wednesday February 24, 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 Alan Ruth, Gayle Littrell

Members Present:

Dick Nichols, Peter Abplanalp, Rich Braun

**MEMBER GENERAL COMMENTS**

2. None.

**BOARD MEMBER GENERAL COMMENTS**

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

3. Ryan Norton shared with Board and GRHA Members present, on a new High Speed Internet Service that has begun a trial period within our area. They are Starlink Space X and provide speeds up to 10 times the speed of Calnet with 150 Mb. There is currently a waiting list for receiving equipment.

**DISCUSSION ITEMS**

4. **Treasurer Report – Ryan Norton** – Currently \$41,247. in the Operating Fund. GRHA Member inquired about setting up an automatic paying system. Will investigate cost and whether beneficial to proceed with set up.
5. **Road Committee Report – Alan R.** – About 8" of rock and dirt were removed by fire hydrant on Buck Mt to eliminate standing and running water over road. Continued clearance of leaves and debris from drains that are homeowner's responsibility. May need to send out notices to those addresses that are required in need of maintaining their own drains and ditches.
6. **Rediscuss HOA record retention and whether iCloud is cost effective and best method for storing past GRHA's paper history. – Eric Holm, Ryan Norton** – Cost varying from 60-240 dollars a year. Need to get past paperwork filed and out of storage at member's home. Will determine best option for GRHA and make Action Item for Mar21 Board Meeting.

**ACTION ITEMS**

7. **Approve Meeting Minutes from January 26, 2021** – Approved.
8. **Discuss and Approve Trail Camera Placement.** – Eric Holm, Ryan Norton – Approval given by homeowner for pole placement at HOA main entrance. Discussed other possible placement possibilities within GRHA. To include, Buck Mt Mailbox, and or surveillance of approved Stop Sign on Grassy Run.
9. **Approve Placement of Stop Sign on Grassy Run at Grassy Run and Rolling Rock Intersection.** – Eric Holm, Alan Ruth - Will use Stop Sign from main gate. Approved
10. **Authorize and Approve Payment to R. Braun for his Private Equipment used during maintaining ditches/drains within GRHA, in the amount of \$250.** – Approved
11. **Discuss/Approve Proposed Recommendation to the Membership to Increase HOA Dues.** – Eric Holm, Peter Abplanalp – Discussed plans to identify costs related to future repairs, and the need to communicate with homeowners before raising dues. Maybe a gradual increase over a few years' vs one big increase. Consider including a short letter in ballot mail out stating a possible increase in the future. Approved Proposal to not increase dues at this point. Put in the annual letter an expense plan with recommendations for HOA dues increase vote at 2022's annual meeting.

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12. **Approve Rental Amendments associated with Assembly Bill 3182, its impact, and required changes needed to GRHA's C&R's. – Dick Nichols** – (1) Rental/Leasehold Terms Not Shorter than 30 days. Approved. (2) No other restrictions with regard to renting or leasing dwellings within GRHA. – Approved
13. **Approve the Candidates for: Vice President-Harry Reynolds, Road Superintendent-Vacancy, Treasurer-Ryan Norton.** – Approved
14. **Approve Inspector of Elections-Norma Thomason.** – Approved
15. **Discuss/Approve Agenda for April 17, 2021 GRHA Annual Meeting.** Approved Ballot and will follow example of past Annual Meetings for Agenda.

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

16. None

17. **Adjourn** – 8:22 p.m.