

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday, January 31, 7:00 p.m.

Held at Raleys Coffee Court, Placerville

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President Eric Holm at 7:03 p.m.

Board Members Present: Eric Holm, Ryan Norton, Ken Lee, Bill Hodge, Jeff Erskine

GRHA Members Present: Dick Nichols, Peter Abplanalp, Jonny and Sharon Miller

2. Member General Comments – None

3. Board Member and Legal Affairs Committee Chairman Comments - None.

DISCUSSION ITEMS

4. Treasurer Report

Ryan Norton reported that GRHA presently has \$22,302.72 in its Legal Fund, \$31,735.18 in its Operating Fund, and \$24,846.37 in its Reserve Fund, for a total of \$78,884.27 in current assets. In addition, GRHA also has \$4,260.00 in Accounts Receivable, making total assets of \$88,244.27. Total liabilities and equity amount to an equivalent sum.

5. Road Committee Report

Ken Lee stated that the remaining slurry seal work on the GRHA streets was scheduled to be completed on Friday, September 30. Several homeowners have agreed to volunteer on the Friday. He also noted that certain Little Brush Ridge drainage work was completed.

6. Status of Historical Document Scanning

Peter Abplanalp asked the Board to take custody of Homeowners Association records that have been stored in his barn. Ryan Norton and Eric Holm agreed to split the boxes and store them while work proceeds on digitizing the records.

7. Debris in front of homes

Board discussed the Sanders home at 5401 Reservation Road rented by Misty Smith where a significant amount of debris had accumulated. Eric noted cleanup had taken place and the Board discussed additional options to help the tenant remove debris. Eric offered to contact other homeowners if similar situations arise.

ACTION ITEMS

8. Minutes for the August Board Meeting

The Minutes for the November 29th Board Meeting were moved for approval by Eric and seconded by Ken. The motion was approved.

9. Authorize \$2,000 for rip-rap rock purchase

Ken Lee requested authorization for \$2,000 to purchase additional rip-rap for on-going maintenance of association roads. Ken moved to approve and Bill seconded. Motion approved.

10. Authorize \$1,125 for Visman Culvert Cleaning

Eric moved approval and Ryan seconded. The Board approved \$1,125 for Visman Culvert Cleaning.

11. Authorize \$100 for Tractor Work

Eric moved approval and Jeff seconded. The Board approved \$100 to Alan Ruth for tractor work.

12. Schedule Annual Meeting

Eric discussed the requirements for conducting the annual meeting of the Association General Membership. The Board agreed to set the annual meeting for May 6 at the Placerville County Library Community Meeting Room 345 Fair Lane in Placerville from 9 a.m. to Noon.

13. Resignation of Board Secretary Jeff Erskine

The Board accepted Jeff Erskine's resignation and wished him well on his move out of state.

14. Authorize \$2,479 for 2023 Association D & O Insurance. Motion approved.

CLOSED SESSION

15. The Board discussed issues of CCR compliance within the community. No action was taken.

MEMBER GENERAL COMMENTS

16. None.

DRAFT

ADJOURNMENT

The Meeting was adjourned at 8:35 p.m.

Please observe the 15-mph speed limit within our community