

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
Tuesday January 25, 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 7:04 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. None

**DISCUSSION ITEMS**

4. **Treasurer Report – Ryan Norton** – Currently \$65,228.21. in Operating Fund.
5. **Road Committee Report – Ken Lee** – Due to Holidays, Road Committee did not meet. Road and ditch work has been paused until list of items needed to continue is presented to Board for funds approval.
6. **Discuss Costs needed to continued road and ditch work.** – Ken Lee will be scheduling Road Committee Meeting soon to itemize what needs to be purchased for doing approximately, 40 yards of drainage work on Little Brush Ridge, Pipe Placement on Grassy Run, and Safety Barriers for the Slate Creek One Lane Bridge.
7. **Discuss Implementation of Special Ballot Results to C&Rs and ByLaws.** – Ryan Norton will work on computer issues so changes can be made and downloaded on Grassyrunhoa.net website.
8. **Discuss Potential Dues Increase.** – All are in agreeance that more funds are needed for future road/ditch/bridge prevention work, versus the costs involved in full repair work. Will need data, justification, and inflation increases written out before presenting to Homeowners. Road Committee will put data together.

**ACTION ITEMS**

9. **Approve Past Board Meeting Minutes** for November 30, 2021, Email Minutes December 24, 2021, and Email Minutes January 11, 2022. – **Approved**
10. **Proposed modifications of Operating Rule 17-08, Section 10, wording changes to reflect issues such as pandemic and other possible reasons that arise during an election.** – **Approved**
11. **Request the repainting of Penny's Rocks.** – Due to the Rolling Rock and Reservation Road three-way corner traffic and safety issues Board **Approves** paint costs be added to Road Committees future list of purchases for approval.
12. **Authorize up to \$20,000 for GRHA Road/Ditch maintenance.** – Will table to February Board Meeting giving the Road Committee a chance to generate a list of needed costs for Board review before final approval.
13. **Approve payment of \$62.40 to Gayle Littrell for Ballot Stamp Costs.** – **Approved**
14. **Approve payment of \$90.48 to Gayle Littrell for Godaddy .Net Domain Renewal.** – **Approved**
15. **Approve payment of \$2,479. to IHG Insurance for Directors and Officers Insurance coverage.** – **Approved**

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

16. None

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**17. Adjourn – 8:00 p.m.**