

MINUTES
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING
Tuesday January 26, 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 7:05 p.m.

Board Members Present:

Eric Holm, Harry Reynolds, Alan Ruth, 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 – Received via email from Ryan Norton** – Currently \$35,077. in the Operating Fund.
5. **Road Committee Report – Alan R.** – Continue to monitor drainage ditches throughout the GRHA. Addressed compared costs of local equipment rentals with amount of compensation to be provided for use of private equipment improving the roads and ditches within GRHA. Will move forward with Stop Sign on Grassy Run Rd at Rolling Rock intersection.
6. **Discuss Status of Mailboxes and Surveillance Measures – Eric Holm.** – Two motion Lights placed by Alan Ruth at main mailboxes and considering constructing extension boards for lights to cover broader area. Will examine options of motion light placement at Buck Mountain mailbox. Eric Holm will speak with homeowner at main entrance about possible pole placement for Trail Camera. Mounting on tree behind main mailboxes no longer an option with new mailboxes having front loading access only.
7. **Discuss Secondary Structure requirements/permits & #9 Mandatory Rental Amendments associated with Assembly Bill 3182. – Dick Nichols** – Agenda items #7 and #9 were consolidated for discussion, led by the Legal Advisor. After that discussion, it was the tentative sense of the Board, subject to further final discussion and decision on action items at the next Board Meeting, (a) that any rental or leasehold agreements subject to the requirements of AB 3182 should have terms of not less than 30 days, (b) that not more than 25% of the parcels within Grassy Run HOA should be subject to the requirements of AB 3182, and (c) that the requirements of AB 3182 should apply only to those parcel owners who acquire their parcels after the effective date of the adoption of amendments to the C&Rs implementing AB 3182.
8. **Discuss hit and run to one lane bridge and abandoned car – Eric Holm, Gayle Littrell** – Unfortunately, we are dependent on the Sheriff Dept to remove abandoned vehicle at 5020 Reservation Rd. Per discussion with Sheriff Dept, it could be up to six weeks before removal takes place.
9. **Determine a date for the Annual Meeting in April 2021.** – Board agreed upon April 17, 2021. A time, place, and virtual possibility to be announced as early as possible to keep us safe and within the Covid State and County Guidelines.

ACTION ITEMS

10. **Approve Meeting Minutes from November 24, 2020** – Approved.

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11. **Authorize and Approve Payment** for Trail Camera, Solar Panel, and SD Card at a total cost of \$270.77 to Ryan Norton for mailbox surveillance. - Approved
12. **Authorize and Approve Payment** of \$55. to Ryan Norton for postage related to HOA Dues. - Approved.
13. **Authorize and Approve Payment** of \$15. To Ryan Norton for Notary Services. – Approved
14. **Authorize and Approve Payment** of \$78.88 to Alan Ruth for Solar Lights (4) to be installed on main mailbox structure and Buck Mountain mailbox. – Approved
15. **Confirmation of Prior Emergency Action Due to Cancellation of December 30, 2020 GRHA Meeting for State Covid Restrictions.**
Authorize and approve payment of \$2,479. to Ian Graham Insurance for D & O Insurance – Ryan Norton
Authorize and approve payment of \$1852. for GRHA General Liability Insurance Policy – Ryan Norton
Board Confirmed both previous Emergency Approvals of Payment by the Treasurer via Email Vote

CLOSED SESSION AND REPORT OUT

16. No Reportable Action.

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

17. None

18. **Adjourn** – 8:41 p.m.