

MINUTES
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING
Wednesday July 28, 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 Harry Reynolds at 7:03 p.m.

Board Members Present:

Harry Reynolds, Ryan Norton, Gayle Littrell, (Eric Holm arrival 8:19 p.m.)

Members Present:

Dick Nichols

MEMBER GENERAL COMMENTS

2. Dick Nichols officially offered to have the Annual Meeting at his residence. Will use deck and attached yard.

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT

3. None.

DISCUSSION ITEMS

4. **Treasurer Report – Ryan Norton** – Currently \$55,459. in the Operating Fund.
5. **Road Committee Report** – Deferred to next monthly meeting.
6. **Bridge Repair – Board** – Weight Limit sign to be added as Action Item for Aug21 meeting. Will research access options for members and required vehicles for west side of Reservation Rd if bridge is inaccessible.

ACTION ITEMS

7. **Approve Meeting Minutes** from June 30, 2021. – **Approved.**
8. **Recommend to GRHA members that the following changes be made to Article V of the C&Rs for the following reasons:**
a. **Section 1(a):** Add additional provisions dealing with Accessory Dwelling Units (ADUs) as required by the State's enactment of statutes relating thereto, and by the County's adoption of ordinances implementing those statutes, and for consistency regarding minimum square footage of guest houses;
b. **Section 1(b):** Delete outdated Ordinance Code references regarding home businesses, and make general reference to the current Ordinance Code provisions regarding the same; and
c. **Section 1(c):** Update reference to minimum square footage of residences from 1400 to 1600 as required by County Ordinance, "grandfather" protection for existing residences complying with the 1400 requirement; and authorize imposition of reasonable charges for ADUs based on additional occupancy. – **Recommendation Approved**
9. **Recommend to GRHA members that the following changes be made to the By-Laws for the following reasons:**
a. **Article I:** Change mailing address of GRHA to 5555 Grassy Run Court, rather than the address of the current Secretary.
b. **Article II:** Clarify rights of membership in GRHA and include reference to Operating Rules, including requirement that the new occupants (including both owners and tenants) be provided with copies of all Governing Documents, and providing for penalties for failure to do so;
c. **Article III, Section 1 and 2:** Provide for greater flexibility in scheduling of Annual Meeting and of special meetings;

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- d. **Article III, Sections 4 and 5:** Change “quorum” requirement from 51% to a majority, for consistency with C&Rs and Operating Rules, and change timing and location notice requirements after adjournment of meetings; and
 - e. **Article IV:** Change nomination timing and qualification requirements for election of officers, and provide that unopposed nominees be deemed to have been elected by acclamation, to eliminate unnecessary meetings where no other business is to be taken. – **Recommendation Approved.**
10. **Authorize up to \$5000** for purchase of portable speed bumps, personal equipment uses, and rock for road upkeep maintenance. – **Approved**
11. **Approve date** for Fall Annual Meeting. Meeting scheduled for Saturday, October 23, 2021, 9:30 a.m. at Richard Nichols residence with refreshments provided. Eric will complete a President's letter, Ryan Norton will create a ballot for C&Rs and ByLaws vote, Gayle will put together with Agenda and mail to homeowners no later than August 23, 2021. -**Approved**

CLOSED SESSION AND REPORT OUT

12. **Consideration of Possible Imposition of Sanctions.** – Issued one sanction. Dismissed one proposed sanction. Continued hearing on another proposed sanction to August Board Meeting.

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

13. None

14. **Adjourn** – 8:55 p.m.