

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday June 25, 2024, 7 p.m.

Held at Bel Air's Community Room 3510 Palmer Drive, Cameron Park

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President John Bosso at 7:02pm.

Board Members Present: John Bosso, Ryan Norton, Rebekah Heacock, Jason Bontrager

Board Members Absent: Bill Hodge

GRHA Members Present: Jonny and Sharon Miller, Rich and Judy Braun, Dick Nichols

2. MEMBER GENERAL COMMENTS

It was requested to discuss ongoing easement violations pertaining to a specific neighbor's property.

3. BOARD MEMBER and LEGAL AFFAIRS COMMITTEE CHAIRMAN GENERAL COMMENTS

Request to add an urgent action item approving the site plan for an ADU on the Heacock's property.

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton submitted information that GRHA presently has \$82,429.89 in its Operating Fund, and \$47,283.54 in its Reserve Fund, for a total of \$129,713.43 in current assets.

Ryan This is the first report out now that the Reserve and Legal funds have been combined into a single money market account. For comparison, for the partial month of May this new account has been opened, we accrued \$110 in interest. For the prior month for Reserve and Legal accounts combined we accrued about \$1.70.

Ryan also suggested we consider deciding on an appropriate threshold to keep in the Operations Fund, and move everything else over to Reserve.

5. Road Committee Report – Jason Bontrager

Jason reported that he went around with a 14 ft pole and measured everyone's property to see who was in violation of the operating rule that states that tree branches must not

be any lower than 14 ft over the road. He noted almost every property in the neighborhood as being in violation of this. The 4 ft easement rule was discussed as well, particularly about nice established landscaping that is within that 4 ft set back. One particular property was discussed as having ongoing easement violations and safety concerns were raised by nearby homeowners.

6. Easement violations notices and plan of action for continued violations - John Basso

The board discussed starting with sending letters to all the homeowners Jason noted on his first inspection simply as a courtesy notice. Jason also stated he planned to do another inspection to re-look at the 4 ft easement violations throughout the neighborhood. If there are any remaining issues after the courtesy notices have been sent, John and Jason will go around and speak with individual neighbors as needed.

ACTION ITEMS

9. Approve Minutes for 05-28-24 Board Meeting

Approved Second - Jason Yes - 4 No - 0

10. Approve the reimbursement of \$68 to Ryan Norton for postage

Approved Second - John Yes- 4 No - 0

11. URGENT: Approve the site plan and building of an ADU on the Heacock's property

Approve Second - Jason Yes - 4 No - 0

12. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE

Dick Nichols informed the board that after many many years serving as the head of the Legal Affairs Committee, he has decided to no longer serve in this capacity. The board is incredibly grateful for all the time and energy Dick has put into serving Grassy Run over the years and will miss not only his presence at our monthly meetings, but all his great legal advice and knowledge about our neighborhood's past legal issues.

13. Closed Session – Homeowner Issues

One property was discussed

14. Adjournment

The Board adjourned at 8:30pm