

## **MINUTES**

### **GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING**

**Tuesday, June 28, 2022, 7:00 p.m.**

Held at Home of GRHA Member

[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

#### **1. Call to Order**

The meeting was called to order by President Eric Holm at 7:05 p.m.

Board Members Present: Eric Holm, Ryan Norton, Ken Lee

Board Members Absent: Jeff Erskine

GRHA Members Present: Dick Nichols, Bill Hodge, Cheryle Hodge

#### **2. Member General Comments - None**

#### **3. Board Member and Legal Affairs Committee Chairman Comments**

Dick Nichols commented that this was the second Board Meeting in a row that not all Board Members had been in attendance, and that that fact created potential difficulties and uncertainties with regard to quorum and majority of quorum requirements when one or more Board Members might be disqualified from voting on an issue as to which that or those Board Member(s) might have a conflict of interest. Dick inquired of the Hodges as to whether one of them might be interested in filling the office of Vice President, which is presently vacant because of the resignation of Harry Reynolds based on personal time conflicts. Bill stated that he would be interested in doing so. The Board Members expressed their appreciation to Bill, and concluded that his appointment to the Vice President position would be put on the July Board Meeting Agenda because it had not been part of the present Meeting Agenda.

## **DISCUSSION ITEMS**

#### **4. Treasurer Report**

Ryan Norton reported that GRHA presently has \$22,301.45 in its Legal Fund, \$37,375.35 in its Operating Fund, and \$24,844.94 in its Reserve Fund, for a total of \$84,521.74 in current assets. In addition, GRHA also has \$21,717.00 in Accounts Receivable, making total assets of \$104,238.74. Total liabilities and equity amount to an equivalent sum.

#### **5. Road Committee Report**

Ken Lee stated that approximately 60% of the planned work on the easements and ditches within Grassy Run has been completed, and that the remaining work would primarily be in two areas: Grassy Run Road in the general area of the Camp parcel, and the turnaround at the top of Little Brush Ridge Road.

Discussion followed regarding a proposal from VSS with regard to a second round of road sealing. That proposal has a deadline of June 30, after which materials and labor costs to VSS will increase. There was uncertainty as to whether GRHA could gain the benefit of the current

proposal by committing to it on June 30 but delaying the actual work and payment therefor to October or November when cooler weather would prevail. Ken is to speak with VSS on June 30 to obtain clarification on that issue, and to act accordingly on the basis of the information so obtained.

## **ACTION ITEMS**

### **6. Minutes for the April and May Board Meetings**

The Minutes for the April Board Meeting were approved by a unanimous vote of 4-0. The Minutes for the May Board Meeting were approved by a vote of 3-0, with 1 abstention by Ken Lee who was not present at the May Meeting.

### **7. Transitioning to a New Email Provider (Zoho.com) and Authorizing an Expense of \$60 for 1 Year of Email Hosting**

Ryan Norton explained the reasons for transitioning away from GoDaddy.com, which primarily involved GoDaddy's inability to add or delete the names and addresses of persons being added to, or subtracted from, the slate of GRHA officers and directors. The transition was approved unanimously.

### **8. Payment of \$116 to Treasurer Ryan Norton for purchase of stamps**

This payment was approved unanimously.

### **9. Easement Violation Letters**

President Eric Holm presented a lengthy history of communications with various GRHA Members who had been determined by the Roads Committee to be in violation of the "Clean-Up" requirements previously communicated to all Members. He stated that ,eventually, all such Members had come into compliance, but as to some of them, subsequent incidents of resistance had occurred and numerous communications back and forth had been required before such compliance was obtained. He asked the Chairman of the Legal Committee to investigate whether GRHA's existing Governing Documents would allow the Board, after a single compliance demand which was not complied with, to engage a contractor to effect compliance with those requirements, and to back-charge the non-complying member with the costs incurred by GRHA in so acting in order to obtain such compliance.

## **CLOSED SESSION**

**10.** President Eric Holm described various discussions that he had with the Deputy Director of the El Dorado County Department of Agriculture regarding the standards and requirements of that Department in determining whether to take action based on information presented to it, and stated that he will have further discussions with the Department on that subject. He also advised, based on those discussions, that if a resident of an RE-5 parcel is engaging in commercial activity, that person would be required to have a "Conditional Use Permit" issued by the County for that activity.

## **ADJOURNMENT**

The Meeting was adjourned at 8:15 p.m.

Please observe the 15-mph speed limit within our community