

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
**Wednesday May 27, 2020 7:00 p.m.**  
**Held at Home of Board Member**  
**Reservation Rd, Placerville**  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Call to Order**

Called to order by Eric Holm at 7:05

Board Members Present:

Eric Holm, Harry Reynolds, Ryan Norton, Rich Braun, Gayle Littrell

Members Present:

Dick Nichols, Ed Littrell

**MEMBER GENERAL COMMENTS**

2. None

**BOARD MEMBER GENERAL COMMENTS**

**CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT**

3. **Ryan N.** - Questioned the Board regarding slow internet within the HOA and whether AT&T High Speed Internet access had ever been addressed. He had found information suggesting that AT&T had mentioned they could offer access to the HOA once they had set up the Casino. Since there was interest, he offered to look further into the High-Speed access and would get back to the Board with his findings.

**DISCUSSION ITEMS**

4. **Treasurer Report– Ryan N.** - We have approximately \$30,000 in operating fund.
5. **Road Committee Report – Eric H/Rich Braun** – Quote received from Joe Vicini, Inc shows four areas of needed asphalt road repairs, giving the HOA eight varying options to complete the work. The Board voted to fund, Rolling Rock/Reservation Road Intersection, Reservation Road Asphalt Repair at the Thomason/Crittenden Residence, Reservation Road Berm and Swale at the Lee Residence, So Reservation Road Asphalt Repair at the Miller Turnaround, at a total cost of \$23,270.00.
6. Quote received from Wade Ehrlich General Engineering shows five areas of ditch/culvert repairs needed. One being completed by the Grassy Run HOA Road Committee. Board voted to proceed with two of the four at this time; (Visman/Fraser) grade V Ditch, (Thomason/Crittenden) grade Roadside Ditch, and Mobilization cost. Total cost of \$2,640.00.
7. **County Defense Space Ordinance– Eric H.** – El Dorado County will start conducting inspections, June 1, 2020, for defensible space compliance around homes and properties. This is separate from HOA regulations. Further information can be found on the edcgov.us website.
8. **Possible sanctions relating to road repair and speeding – Dick N.** Proposed for discussion purposes only at this time, amending OR 17-02, probably Article VI thereof to add the following conceptual ideas:
- i. Authorizing the use of Bar Orders and making violations thereof subject to sanctions under OR 17-06, enforceable against GRHA members, occupants and visitors alike.
  - ii. Making the sanctions apply to both the driver who is violating the Order and the property owner and/or occupant who has invited the violator to use the GRHA roads.
  - iii. Providing that the notification obligation in the last sentence of Article VI of OR 17-02 be extended to apply to occupants as well as to property owners.
  - iv. Providing that, after multiple violations by one or more invitees of a single property owner and/or occupant, a rebuttable presumption exists that the property owner and/or occupant has failed to comply with the notification obligation as to all of his/her invitees, and is separately sanctionable for that violation; and
  - v. Providing that, after any violation of a Bar Order by a single invitee, the Board may refer that violation to the County Sheriff for investigation and prosecution for trespass (violation of California Penal Code 602(n) as noted on one of the signs at the main entrance to Grassy Run HOA.
- Dick N. will research more into the legalities and get back with the Board for further discussion at a later date.

Please observe the 15 mph speed limit within our community

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9. **Information re Mailing List of ECHO (Educational Community for HOA Homeowners) –Dick N.** Presented the Board with info on the upcoming ECHO Live Stream Event on Tuesday, June 2, 2020 from 1-2 p.m. ECHO's primary purpose is to provide a forum for the exchange of ideas between homeowner associations and for the growth, education, and development of boards of directors and officers of automatic membership homeowner associations, and continue to expand our core concepts of education, advocacy and connection. Eric H. will be attending and encourages any others to as well.

**ACTION ITEMS**

10. **Approve Meeting Minutes from February 26, 2020** – Tabled to June 2020 meeting.
11. **Appointment of Rich Braun as Superintendent/Director – Eric H.** – Approved.
12. **Authorization to proceed with road committee recommendation for trench work from Wade Erlich and Paving from Vicini – Eric H.-** Approved portions of recommended work for 2020, completion of the rest to be done at later date.
13. **Pre-Authorization of possible remedies for non-compliance with Article VIII of the C&R's – Dick N.-** Tabled.
14. **Appointment of Compliance Committee Members -Dick N.-** Norma Thomason (will continue), Ken Lee (will continue), Jack Martin (accepts nomination), Barbara Sebastian (accepts nomination) Approved
15. **Pre-Authorization to send out fine letters of \$100 to those who did not complete final easement clearing by May 31, 2020 deadline.** - Approved
16. **Approve and issue payment to Porter Scott for Legal Services in the amount of \$360.00.-** Approved.
17. **Approve and issue payment for tax preparation costs in the amount of \$435.00.-**Approved.
18. **Approve and issue payment to Charlene Bosso for stamps, ink, envelopes, and labels from mailing in the amount \$153.95.-** Approved.
19. **Approve and issue payment to Gayle Littrell for stamps for future mailing in the amount of \$55.00.-** Approved.
20. **Future Action Item. - Eric H.-**Reach out to Greenstone HOA to discuss how they address speeding within their HOA neighborhood, and report back to Board.

**CLOSED SESSION AND REPORT OUT**

21. **Discussion of Status of Claim Against GRHA, and Potential Litigation. -Dick N.-** No Reportable Action Taken.
22. **ADJOURN – 8:42 p.m.**