

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
**Wednesday November 24, 2020 7:00 p.m.**  
**Held at Home of GRHA Member**  
**Reservation Rd, Placerville**  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1. Call to Order**

Called to order by Eric Holm at 7:01 p.m.

Board Members Present:

Eric Holm, Harry Reynolds Ryan Norton, Alan Ruth, Gayle Littrell

Members Present:

Dick Nichols

**MEMBER GENERAL COMMENTS**

2. **Emergency Discussion about Mailbox Break in.- Dick Nichols** R. Norton completed vandalism report on USPS phone line day of incident (21Nov2020). Dick Nichols spoke with USPS (United States Postal Service). They stated they needed a police report. (The day after the GRHA November 2020 meeting, E. Holm went by the Police Office, a report had been filed. He then spoke with USPS who said that after receiving the report, repair could still take up to three months due to employee availability. Board will continue to follow up on progress.) Discussed putting up a Trail Camera and sign indicating "area under video surveillance." R. Norton will research Trail Camera options/costs, and report back.

**BOARD MEMBER GENERAL COMMENTS**

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

3. **Boat Stolen – Alan Ruth** Shared info on a member having Boat stolen off Turkey Track. Gayle Littrell informed Board of vagrant being questioned by Sheriff on Rolling Rock. Eric Holm will send out a notice of awareness and caution to GRHA.

**DISCUSSION ITEMS**

4. **Treasurer Report – Ryan N.** – There is currently \$21,235. in the Operating Fund.
5. **Road Committee Report – Alan R.** – Road Committee Crew are still working on culvert cleaning. Will continue to clear drainage ditches throughout the GRHA as weather permits. Discussed repair needed on drainage pipe crossing Grassy Run by Castle Lane. Professional repair cost around \$15,000. Road Committee will replace portion of pipe for a fix that can last years before a full repair will be required. Eric Holm will send out another reminder notice to GRHA about easement drainage ditch upkeep and cleaning.
6. **Discuss requirements regarding HOA Record Retention, and best methods for organizing and digitally storing past GRHA's paper history – Eric H.** – After viewing information (Davis-Stirling.com/Adams Stirling Professional Law Corporation) provided by Dick Nichols, Board agrees that safest method for storing GRHA's electronic and paperwork history will be best done in Cloud. Ryan Norton will investigate various options with Cloud storage and will discuss further at future date.
7. **Discuss Mandatory Rental Amendments associated with Assembly Bill 3182** and how it will impact and require changes with GRHA and its governing documents – **Dick N.** – Portion of Bill states HOA's will need to make a minimum of 25% of rental availability with a \$1000 penalty for noncompliance. Will need to amend C&R's and Operating Rules by Board before further establishment of Bill 3182 can be implemented. Dick Nichols will start work on these amendments, and we will discuss again at next meeting.

**ACTION ITEMS**

8. **Approve Meeting Minutes from October 28, 2020** – Approved.

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**CLOSED SESSION AND REPORT OUT**

9. No Reportable Action.

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

10. **Adjourn** – 8:44 p.m.