

MINUTES
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING
Wednesday October 26, 2021, 7:00 p.m.
Held at Home of GRHA Member
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, Ken Lee, Ryan Norton, Gayle Littrell,

Members Present:

Dick Nichols, Saeed Farrokhpay, Michael Osborne, Blake Degmetich

MEMBER GENERAL COMMENTS

2. None

BOARD MEMBER GENERAL COMMENTS

CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT

3. None

DISCUSSION ITEMS

4. **Treasurer Report – Eric Holms** – Currently \$59,678.75. in Operating Fund.
5. **Road Committee Report – Ken Lee** – Work Party was a success. Was able to patch holes with asphalt, got two major ditch concerns filled with rock, painted speed bumps, and trimmed trees to regulation height. Still need more rock for better flowing ditches throughout GRHA. Have cleaned out some clogged drainage pipes with A. Ruth to insure water flow access with next rain. Have determined how speed bump at Stop sign will be placed. Will work on fitting it in to be completed soon. Still evaluating bids for concrete barrier placement on both sides of One Lane Bridge and for walkway along one side of Bridge.

ACTION ITEMS

6. **Approve Past Board Meeting Minutes** for September 29, 2021. – **Approved**
7. **Discussion and Approval of Submission of Proposed Amendments to C&Rs and ByLaws for Vote by Membership.** – Legal Committee – Will change some wording and will group Compliance issues and Simplicity issues up for vote. The rest of the issues will remain as individual items for member voting. We will finalize the proposed ballot and definitions at the 30Nov21 Board Meeting.
8. **Discussion and Adoption of Statement of Reasons for Proposed Amendments to C&Rs and ByLaws.** – Legal Committee – Statement of Reasons is good, but will combine some items up for vote, and then finalize at the 30Nov21 Board Meeting. Agreed on trying to send ballots out by 11Dec21 for return deadline of 10Jan22.
9. **Approve Payment of \$74.** to Gayle Littrell for GRHA Ballot Communication Postal Stamps. – **Approved**
10. **Approve Payment of \$3,616.73** to Ken Lee for expenses paid out for GRHA road and ditch repair to Acer Landscape for 25yrd rip/wrap rock (\$1,435.59), Home Depot for asphalt, ditch, and paint supplies (\$937.69), Capitol Barricade for speed bump/accessories and paint (\$599.79), Blain Stumpf for 5yrd of rip/wrap rock (\$346.66), and 6 hours of personal equipment use (\$300). – **Approved**
11. **Approve Payment of \$300.** to Rich Braun for 6 hours of personal equipment use. – **Approved**
12. **Approve Payment of \$600.** to Jonny Miller for 12 hours of personal equipment use. – **Approved**
13. **Approve Payment of \$20.** to Ryan Norton for reimbursement of payment for SI-100 Filing Fee. – **Approved**
14. **Authorize up to \$2000.** to Ken Lee for purchase of needed rip/wrap rock and road base fill to continue GRHA road and ditch maintenance. - **Approved**

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

15. None

16. Adjourn – 8:47 p.m.