

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday, September 26, 7:00 p.m.

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

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President Eric Holm at 7:03 p.m.

Board Members Present: Eric Holm, Bill Hodge, Ryan Norton, Jason Bontrager

GRHA Members Present: Dick Nichols, Josh Young, Cheryle Hodge

2. Member General Comments

None.

3. Board Member and Legal Affairs Committee Chairman Comments

Jason said he had toured Josh Young's property and was briefed on his cattle operation. Young noted he was establishing a family farm and hoped the issues with the Board and his property would be worked out soon.

DISCUSSION ITEMS

4. Treasurer Report

Ryan Norton submitted information that GRHA presently has \$22,304.82 in its Legal Fund, \$62,428.65 in its Operating Fund, and \$24,848.72 in its Reserve Fund, for a total of \$110,517.19 in current assets. Ryan also reported that 4 property owners have not paid their assessments.

5. Road Committee Report

Jason noted that the tree which had fallen over the Reservation fence near the northside of Reservation Road had been removed. He also noted that he was looking for a suitable trailer for the Association road committee supplies.

The Board also discussed sending out a notice for the Fall clean-up of the road easement. Joshua Young also raised an issue of drainage blockage on an adjacent property that creates a lake on his property. Jason will investigate.

6. El Dorado County Fire District Ordinance

The Board discussed a homeowner proposal to expand the road easement from four to 10-feet. Dick Nichols said he drove the neighborhood and estimated 60 percent of the parcels would have to remove items that were placed within the 10 feet. He and others expressed concern that an increase in the easement would not be popular with the membership. Eric also noted differences between the County Fire District ordinance's clearance requirements and existing clearances on road areas, such as the underpass on Highway 50 at Cameron Park Drive. Board members agreed not to

move forward on expanding the easement to 10 feet from the current four feet.

The Board agreed to send out a link to the membership of fire safety web sites to remind residents of the need to practice fire safety and implement fire safety practices on their properties.

ACTION ITEMS

7 Approve Minutes for 8-29-23 Board Meeting

It was moved, seconded and approved 3 to 0, with Jason abstaining, to approve the minutes.

8. Pay \$600.00 invoice from Porter Scott

It was moved, seconded and approved 4 to 0 to pay the invoice.

9. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS

No comments

9. Adjournment

The Board adjourned at 8:06 p.m.