

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday, February 27, 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 7:02 p.m.

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

Board Members Absent: Jason Bontrager

GRHA Members Present: Dick Nichols.

2. Member General Comments

None.

3. Board Member and Legal Affairs Committee Chairman Comments

None.

DISCUSSION ITEMS

4. Treasurer Report

Ryan Norton submitted information that GRHA presently has \$22,311.28 in its Legal Fund, \$75,310.61 in its Operating Fund, and \$24,855.93 in its Reserve Fund, for a total of \$122,477.82 in current assets.

5. Road Committee Report

Eric reported that resident Gayle Littrell told him she had someone who inspects bridges for their occupation inspect the GRHA bridge over Slate Creek on Reservation Road. He told her he thought the bridge was in relatively good shape and could be reinforced by steel plates that would extend its life and avoid costlier repairs or rebuilding. Eric will discuss with Jason.

6. Consider Adding Proposed Amendments to CCR's for HOA Vote

The Board discussed the proposed amendments, including the proposed deletion of Castle Lane as a part of the formal GHRA road network. Discussion focused on an agreement reached between the Board and the Castle Lane residents in the past. Ryan agreed to research the minutes to determine when the agreement was approved. Continued consideration was deferred until the agreement or information about it could be retrieved.

7 Consider Proposed Changes to Association Easement Language

The Board discussed the proposed amendments and determined they needed to be approved after the CR's were amended. Therefore, this item was deferred pending the outcome of research and voting on the previous item.

8. Set Date and Process for April Board Elections for President and Secretary

The Board confirmed the location of the General Meeting on April 20th 2024 that will start at 9:30 a.m. Ballots will go out on March 21.

9 Approve Minutes of 1-30-2024 Board Meeting

Following amendments, the Board moved, seconded and approved the item 3 to 0.

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

10. Members, Board Members, Chair, Legal Affairs Committee may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Members may additionally comment on items on the Agenda. Each speaker may speak once on each agenda item for not more than 2 minutes. Aggregate time limits: 14 minutes for items not on agenda; 6 minutes for each agenda item. The Board reserves the right to extend any time limit.

None.

The Board adjourned to closed session at 8:10 p.m.

11. Closed Session – Property Owners Issues

The Board discussed issues with a property in the Association.

12. Adjournment

The Board adjourned at 8:27 p.m.