

## MINUTES

### GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

**Tuesday, January 2, 7:00 p.m.**

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

[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

#### **1. Call to Order**

The meeting was called to order by President Eric Holm at 7:04 p.m.

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

GRHA Members Present: Dick Nichols, John and Norma Thomason, Saeed Farrakhpay, and Steve Bidondo.

#### **2. Member General Comments**

None.

#### **3. Board Member and Legal Affairs Committee Chairman Comments**

Resident Saeed Farrakhpay noted problems with oleanders on Little Brush Ridge blocking views along the street.

Ryan noted invoices had been sent out on December 29 for the six-month Association dues. He also said he was in the process of renewing general liability insurance for the Grassy Run Homeowners Association.

Jason discussed the issue of the weight rating on the bridge on Reservation Road across Slate Creek. He noted a delivery truck had to secure permission to cross the bridge and needed the weight rating to assure he could safely cross. Eric requested Jason talk to Ken Lee to determine historical bridge weight limitations.

Ryan indicated there was a neighborhood property in bankruptcy, which could delay the dues payment for the property affected.

Eric noted an election would take place in April for the President and Secretary positions on the Association Board. He requested assistance from Cheryle Hodge, who organized the election last year.

## **DISCUSSION ITEMS**

#### **4. Treasurer Report**

Ryan Norton submitted information that GRHA presently has \$22,304.82 in its Legal Fund, \$62,653.65 in its Operating Fund, and \$24,848.72 in its Reserve Fund, for a total of \$109,807.19 in current assets. Ryan also reported that 6 property owners have not paid some of their assessments, one being completely in arrears on the \$600 payment..

#### **5. Road Committee Report**

Jason discussed road issues and noted the road committee would be meeting soon..

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**6. Fence Construction Within Road Easement**

Eric discussed the fence under construction on Grassy Run. It is within the four-foot road easement that is supposed to be clear. He noted communications had been sent to the property owner and construction has stopped. The Board may need to revise Article 17-02 in the GRHA CC&Rs to clarify easement issues.

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**ACTION ITEMS**

**7 Approve Minutes for 1-2-24 Board Meeting**

It was moved, seconded and approved 3 to 0, with one abstention, to approve the minutes.

**8. Approve Plans for Garage on Turkey Track**

The Board discussed the plans for the proposed garage/playroom on Turkey Track. Homeowners John and Norma Thomason assured the Board the structure was not proposed as an Additional Dwelling Unit (ADU). Dick noted that there are rules in the HOA regulations that control the use of ADU's within the community. It was moved, seconded and approve 4 to 0 to approve the garage plans on Turkey Track.

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**9. Discuss and Authorize Comment on Proposed Red Hawk Casino Property Proposals**

The Board discussed the tribe's purchase of 10 parcels in the Buckeye area and the County's decision to approve removing the properties from the County tax rolls. The Board decided to not comment on the issue.

**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.**

Jason discussed the oleanders growing along Little Brushy Ridge and how they are within the four-foot easement and impede visibility in the area. Steve Bidondo also complained about the visibility problems. The issue will be looked into.

Bill passed out the calendar of Board meeting for 2024. Bill noted that the Board's projected December, 2024 meeting date falls on December 31, New Year's Eve. The Board agreed to cancel the December meeting.

#### **11. Closed Session – Property Owners Issues**

The Board discussed issues with some of the properties in the Association.

#### **12. Adjournment**

The Board adjourned at 8:37 p.m.