

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday, January 30, 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 7:00 p.m.

Board Members Present: Eric Holm, Bill Hodge, Ryan Norton, 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 \$22,310.37 in its Legal Fund, \$66,728.59 in its Operating Fund, and \$24,854.92 in its Reserve Fund, for a total of \$113,893.88 in current assets.

5. Road Committee Report

Jason Bontrager discussed several road issues and noted the road committee would be meeting soon. Specifically, he outlined several road-related issues that he would like to take up with the Committee. First, identify sites along the association roads and get permission from property owners for the construction of aggregated base bump-outs on the roads to help facilitate large vehicle passing. Second, would like to identify residents who may be physically or otherwise unable to take care of their easements so the road committee could help with their cleanup. Third, Jason intends to assign individual road committee members to police certain sections of the roads around their residences to identify future clean up needs. Fourth, Jason will get a more accurate square footage measurement of our roads and plot a map for association records. Fifth, he would like the Association to obtain permission to open the Tribal land gate temporarily in the event of bridge repair to folks living on the west side of the bridge. Jason recently completed a review of easements and noted there were 10 that needed to clean up debris and one that needed to trim a tree. With the January 31st deadline for Winter Cleanup, he will put together a list of properties.

ACTION ITEMS

6. Approve Minutes for 1-2-24 Board Meeting

It was moved, seconded and approved 4 to 0, to approve the minutes.

7 Set Date and Process for April Board Elections for President and Secretary

The Board discussed the upcoming election for the offices of President and Secretary. The Board scheduled the election and General Meeting for Saturday, April 20, 2024 at the Placerville County Library community room on Fair Lane in Placerville. Eric will secure the Nominating Committee members and the ballot counter. Bill will secure the library facilities.

8. Approve Payment of \$2,461.00 to Ian H. Graham for D&O Insurance

The Board moved, seconded and approved the item 4 to 0.

9. Reimburse Ryan Norton \$137.98 for Envelopes (500 cnt) and Postage (100 cnt)

The Board moved, seconded and approved the item 3 to 0 to 1 abstention..

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.

Bill noted he received an e-mail from the Urhammers asking that they be removed from GRHOA mailing list. Eric will provide info on e-mail addresses and Bill will remove from the master list.

The Board adjourned to closed session at 8:07 p.m.

11. Closed Session – Property Owners Issues

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

12. Adjournment

The Board adjourned at 8:25 p.m.