

## **Minutes**

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

**Tuesday May 28, 2024, 7 p.m.**

**Held at Bel Air's 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 John Bosso at 7:05pm.

Board Members Present: John Bosso, Bill Hodge, Ryan Norton, Rebekah Heacock

Board Members Absent: Jason Bontrager

GRHA Members Present: Alan Ruth, Ken Lee

### **2. MEMBER GENERAL COMMENTS**

None.

### **3. BOARD MEMBER and LEGAL AFFAIRS COMMITTEE CHAIRMAN GENERAL COMMENTS**

None.

## **DISCUSSION ITEMS**

### **4. Treasurer Report – Ryan Norton**

Ryan Norton submitted information that GRHA presently has \$22,313.10 in its Legal Fund, \$81,472.89 in its Operating Fund, and \$24,857.96 in its Reserve Fund, for a total of \$128,897.67 in current assets.

Ryan also noted that US Bank finally offered an account with reasonable interest rates (4.5%). We combined the Legal and Reserve funds into this higher interest account, so future tracking of the breakdown (if we want to do so), will be done on the Quickbooks sides and not as part of our bank statements.

### **5. Road Committee Report – Jason Bontrager**

Jason was absent but called Bill later in the meeting. Bill placed on speaker phone so the whole board could hear. Jason discussed that he does have a list of properties with easement issues that need to be addressed. He also mentioned the issues of gates over driveways and needing to be 20ft off the road per county guidelines. Several properties in the neighborhood would likely not comply with this.

## **6. GRHA History Project – Bill Hodge**

Bill gave a small update about the history project. He has not been able to track down too much information aside from what is already on the website. We do have some files that may have some of the information we are looking for but they would need to be gone through. Ken Lee mentioned he has some photos of the early days of the neighborhood and others may have some as well.

## **7. Concerns with Reservation Road Rancheria Gate - Bill Hodge**

There was an instance with a large box truck being seen trying to get into the reservation via the gate in the back of the neighborhood. After spotting the truck several times, Cheryle Hodge was able to follow the truck and took pictures of the truck as it tried to go through the gate and then as it turned around to go back to the freeway to access the reservation from Red Hawk Parkway. John Bosso was able to call and speak to someone at the reservation and was told it was a vendor truck that was lost and it was an accident.

## **8. Easement violations notices and plan of action for continued violations - John Basso**

No specific plan of action was discussed. Two specific properties were discussed as properties with ongoing easement issues. We also discussed the need to remind everyone that this is a year round requirement and not just twice a year.

## **ACTION ITEMS**

### **9. Approve Minutes for 04-30-24 Board Meeting**

Approved    Second - Bill    Yes - 4    No - 0

### **10. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE**

The committee discussed the idea of having a neighborhood gathering. It was decided that we would have one in the fall in conjunction with a fall clean up day.

### **11. Closed Session – Homeowner Issues**

No issues were discussed

### **12. Adjournment**

The Board adjourned at 8:10pm