

## MINUTES

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

**Tuesday, November 28, 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 7:03 p.m.

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

Board Members Absent: Jason Bontrager

GRHA Members Present: Dick Nichols, John and Norma Thomason

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

None.

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

Dick noted the passing of his neighbor Ron Sanders.

Dick also suggested the Board should review the Association Operating Rules next year and consider any changes that might need to be made.

## **DISCUSSION ITEMS**

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

Ryan Norton submitted information that GRHA presently has \$22,304.82 in its Legal Fund, \$61,828.65 in its Operating Fund, and \$24,848.72 in its Reserve Fund, for a total of \$108,982.19 in current assets. Ryan also reported that 3 property owners have not paid their assessments.

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

In Jason's absence, Eric noted that the Road Committee will meet after the first of the year. He also noted Jason would be providing an update on the Castle Lane conduit.

#### **6. Proposed Garage on Turkey Track**

John and Norma Thomason presented plans for a new garage structure on their property on Turkey Track. The ground floor of the structure will be 1,600 square feet and the second story will be 900 square feet. The lower floor will be a two-car garage and workshop. The upper floor will be an art gallery. John noted that Ken Lee had given approval to remove some trees on the property that will accommodate the structure next to the existing residence. Eric advised the couple to check on County regulations for Accessory Dwelling Units (ADU). The couple indicated they were not proposing the structure as an ADU.

The Board accepted a set of plans to review. The project will be scheduled for consideration at the next Board meeting.

## **ACTION ITEMS**

### **7 Approve Minutes for 9-28-23 Board Meeting**

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

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

The Board noted the next scheduled Board meeting would take place on December 26, the day after Christmas. The Board discussed the schedule and opted to set the next Board meeting for January 2, 2024.

### **9. Adjournment**

The Board adjourned at 8:00 p.m.