

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday, February 28, 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 7:01 p.m.

Board Members Present: Eric Holm, Ken Lee, Bill Hodge

Board Members Absent: Ryan Norton, but reported by telephone.

GRHA Members Present: Dick Nichols, Cheryle Hodge

2. Member General Comments – None

3. Board Member and Legal Affairs Committee Chairman Comments – Chairman Dick Nichols deferred comment until later in the agenda... President Eric Holm reported that two properties are installing solar systems. Steve Hersh is installing a mounted system behind their home at 5441 Rolling Rock and David Panec at 5240 Reservation Road is installing a roof-mounted system.

DISCUSSION ITEMS

4. Treasurer Report

Ryan Norton submitted information that GRHA presently has \$22,302.72 in its Legal Fund, \$38,841.53 in its Operating Fund, and \$24,846.37 in its Reserve Fund, for a total of \$85,990.62 in current assets. In addition, GRHA also has \$870.00 in Accounts Receivable, making total assets of \$86,860.62. Total liabilities and equity amount to an equivalent sum. Ryan also reported telephonically that eight property owners have not paid their assessments.

5. Road Committee Report

Ken Lee stated that the work has completed on the Visman culvert cleaning and the Waddell drainage project. He also noted sand was being purchased for the roads in case cold weather requires its use.

ACTION ITEMS

6 Amend the culvert cleaning from \$1,125 to \$1,300

Bill moved and Eric seconded a motion to approve the change in cost for the culvert cleaning. The motion passed 3 to 0.

6a Appoint Cheryle Hodge as Interim Secretary to serve out term of Jeff Erskine

Eric Holm clarified that the intent was to appoint Cheryle as Interim Secretary through the 2023 election and if no one else expressed interest to serve through 2023. Eric so moved and Ken seconded. Motion approved 3 to 0.

7. Reimburse Ken Lee for \$1,300 for culvert cleaning by Rotor Hero

Eric moved approval and Bill seconded. The Board approved 3 to 0, with Ken abstain.

8. Reimburse Ken Lee for \$31.64 for ½-yard rip/rap on Waddell drainage

Eric moved approval and Bill seconded. The Board approved 3 to 0, with Ken abstaining.

9. Reimburse Ken Lee for \$75.01 for sand for the GRHA roads

Bill moved approval and Eric seconded. The motion passed 3 to 0, with Ken abstaining.

10. Approve \$100 for Alan Ruth for 2-hour tractor rental for the Waddell drainage

Eric moved approval and Ken seconded. The motion passed 4 to 0.

11. Set Saturday, May 13, 2023 for the GRHA Annual Meeting at Placerville County Library.

Eric moved approval and Ken seconded to set May 13 as the Annual Meeting date. The motion was approved 4 to 0.

12. Approve \$460 to Paula Hegner for 2023 Taxes

Eric moved and Bill seconded to approve \$460 for tax preparation. Motion passed 4 to 0.

13. Additional Comments

Legal Affairs Committee Chair Dick Nichols discussed AB 1700, which has been introduced in the Legislature by Assemblymember Josh Hoover. The bill is designed to address a recent 1st District Court of Appeal decision in a lawsuit against UC Berkeley for its failure to consider noise generated by student parties in assessing the impact of new student housing. AB 1700 seeks to exclude consideration of noise impacts from housing development under the California Environmental Quality Act (CEQA) in the future. Dick noted the sensitivity of the issue given the Association's past efforts to work with the County of El Dorado in encouraging the Shingle Springs Band of Miwok Indians to mitigate impacts from its Redhawk Casino development. For example, noise would be a significant issue if the Tribe decided to develop outdoor entertainment activities. The Board discussed the implications of the bill as it related to undermining CEQA. The Board directed Dick to revise his draft e-mail on the bill so that it comes from the Association Board and opposes AB 1700. The Board found the item to be an emergency.

DRAFT

ADJOURNMENT

The Meeting was adjourned at 7:44 p.m.

Please observe the 15-mph speed limit within our community