

MINUTES

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Saturday May 13, 2023 9:30 a.m.

Held at El Dorado County Library, 345 Fair Lane, Placerville

www.grassyrunhoa.net

1. Call to Order

The meeting was called to order by President Eric Holm at 9:38 a.m.

Board Members Present: Eric Holm, Ken Lee, Bill Hodge, Ryan Norton, Cheryle Hodge

Board Members Absent: None.

GRHA Members Present: Peter Abplanalp, Vivian Abplanalp, Christine Camp, Jason Bontrager, Matt Littrell, Ed Littrell, Dick Nichols, Norma Thomason, Debbie Crittendon and Gayle Littrell.

2. Introduction of Board Members, Inspector of Elections, and Members

3. Member General Comments, Board Member and Legal Affairs Committee Chairman Comments

Ken Lee discussed that the Fire Safety Council could come out and evaluates properties of the association. Volunteer Firemen would come out and do an overall assessment, including exits.

Eric Holm discussed the requirement that homeowners clear their property easement within four feet of the road. He noted the deadline for clearing the easements was extended to June 15 this year due to the winter rains. The Road Committee will be inspecting the easements June 16 and reporting back to the Board. Fines can be imposed on homeowners who fail to clean their easement.

Eric also discussed plans this year for paving roads in the association. Rolling Rock up to Grassy Run and Grassy Run to Buck Mountain are scheduled for the fall. Previously paved areas will also be looked at.

Eric also discussed a possible increase in HOA dues. The cost of road slurry, insurance and other supplies have gone up so dues ,might have to be increased. The Board wants to study the issue to determine what has changed and what would be needed to maintain the area. Homeowners would be voting on any proposed dues increases.

Potential repair or replacement of the bridge on Reservation Road was also discussed. As part of the review of HOA dues bridge repair or replacement costs will also be considered.

Speeding in the neighborhood was also discussed. People and delivery trucks have been observed driving over the 15 mile per hour speed limit. The potential for citations or providing information such as license numbers of offenders to the Board was discussed.

Eric also noted an e-mail would go out reminding residents of the June 15th deadline for easement clearance. He noted that residents are also responsible for trimming trees that hang lower than 14 feet above the road. He noted that residents that could not afford to clear easements could get help from the Road Committee.

4. Treasurer Report

Reported balance of Operating Fund is just under \$40,000, Legal Fund is just over \$22,000 and Reserve Fund is just under \$25,000. On July 1, another round of dues will come in and the Operations Fund will increase.

5. Roads Update

Ken Lee reported that 70 percent of the roads in the Association have been slurried. Castle Way has an old pipe that is eroding out and needs to be addressed before next winter. He encouraged residents to keep the easements clear and maintain their properties.

6. Introduction of Candidates – Bill Hodge for Vice President, Ryan Norton for Treasurer and Jason Bontrager for Road Superintendent were introduced. There were no additional nominations from the floor.

7. Inspectors Report of Verification of Quorum

Norma Thomason, Inspector of Elections, noted that a quorum was not achieved and under the by-laws the offices go to three candidates who are unopposed.

Additional General Comments

Peter Abplanalp noted that he had two houses burn down in other areas and noted that some properties are not easily accessible by fire personnel. Eric noted that fire authorities recommended a 100 foot clearance of trees and brush around houses. Vivian Abplanalp expressed support for the Fire Council Assessment.

The meeting was adjourned at 10:45 a.m.