

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday April 30, 2024, 7 p.m.

Held at Bel Air's 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 7:02 p.m.

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

Board Members Absent: None

GRHA Members Present: Dick Nichols, Peter Abplanalp, Rebekah Heacock, John Bosso, John Thomason, Ken Lee, Steven Bidondo

2. MEMBER GENERAL COMMENTS

John Bosso gave an update regarding the potential for a propane collective. Interstate propane is willing to make a deal with us directly, but would need a guarantee of at least 40 homeowners. Since we cannot guarantee that, it was suggested that we continue with the propane collective and let individual homeowners sign-up as they wish. John will put together information regarding exact pricing and fees to distribute to everyone.
<https://www.propanecollective.com/>

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, \$81,376.61 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 we received \$900 from a recent property sale that was behind on their payments.

5. Road Committee Report – Jason Bontrager

Jason reported that the work needed to the walkways on the bridge has been completed with the exception of being painted and updating the railing on the outside of the walkways. The painting is scheduled to happen in the next few weeks and the roads committee is putting together several design options for the board to pick between for the railing design. He also discussed that several member of the road committee were able to inspect the condition of the bridge itself, and have determined that the overall structure of the bridge is still in good condition. They noted that there are no visible signs of cracks on the top decking, there is minimal flexing when driven over and it is very well secured into the head wall. Based on this inspection, Jason does not think we need to make any repairs to the bridge itself.

Jason is also working on putting together a list of projects that need to be prioritized. Safety, cost and need will all be factors in making this list.

6. GRHA History Project – Bill Hodge

Bill proposed the idea of putting something together that tells the history of GRHA in order to educate all the neighbors about the history of our neighborhood and posting that information to our website. Dick Nichols mentioned that we should be careful when mentioning information about the tribe and it was suggested that we give everyone a password to be able to access this information. Bill is going to talk to a few other neighbors who have been around for a long time and provide further ideas and examples at the next meeting.

7. Potential Dues Increase Based Upon Road Priorities

The Board is still considering a potential dues increase but still needs to compile a list of projects and costs associated with those projects before moving forward with this.

ACTION ITEMS

8. Approve Minutes for 03-26-24 Board Meeting and 4-02-24 General Meeting

Approved - pending spelling change Second - Bill Yes - 4 No - 0

9. Approve Payment to Porter Scott \$175.00 for Legal Services

Approved Second - Bill Yes - 4 No - 0

10. Approve Payment of \$460.00 to Paula Hegner for Tax Preparation

Approved Second - Bill Yes - 4 No - 0

11. Approve Revised C&R Amendment Language, and Authorize Dissemination of Ballot to Members for Vote Thereon in Concert with Potential Dues Increase

This change will not be finalized until all the homeowners are able to vote on the issue. This will happen in an election either in its own or with the potential dues increase. The suggested change in wording is due to the general language being used and the need to change operating rules that correlate to this particular C&R.

Approved - pending change of “and” between “within” and “ever” to also be in red font.
Second - Bill Yes - 4 No - 0

12. Approve Appointment of Association President and Secretary

John Bosso was appointed as the new President and Rebekah Heacock was appointed as the new Secretary.

Second - Jason Yes - 4 No - 0

13. URGENT - Approve the reimbursement of up to \$1,200 for the work done to the bridge on 4/28/24.

Approved Second - Jason Yes- 5 No - 0

14. ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE

The board gave a big thank you to Eric Holm for all he did as the President. He will be missed as a part of the board.

The board also discussed having a neighborhood gathering to encourage community and relationships between all the neighbors. No specifics were discussed.

John Bosso confirmed that the lower part of Buck Mtn. Rd is owned by the two properties on either side of it. He is going to reach out about it needing repairs and see if we can provide an assistance in getting that work completed.

The Board adjourned to the closed session at 8:15pm.

15. Closed Session – Homeowner Issues

The Board discussed issues regarding two properties in the Association.

16. Adjournment

The Board adjourned at 8:53pm.