

MINUTES  
GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING  
Thursday, January 24, 2019, 7:15 p.m.  
Event Center, Raley's Supermarket  
166 Placerville Dr, Placerville  
[www.grassyrunhoa.net](http://www.grassyrunhoa.net)

**1.Call to Order**

Called to order by Jack Martin at 7:16pm

Board Members Present:

Jack Martin, Ken Lee, Ryan Norton, Eric Holm, Charlene Bosso

Members Present:

John Thomason, Kent Larson, Harry Reynolds, Dick Nichols

**MEMBER GENERAL COMMENTS**

- 2. Members may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Members may comment on items on the agenda when those items are called.**

Each speaker may speak once on each agenda item for not more than 2 minutes. Aggregate time limits: 14 minutes for items not on agenda; 6 minutes for each agenda item. The Board reserves the right to extend any time limit.

Easement cleanups discussed

**BOARD MEMBER GENERAL COMMENTS**

**CHAIR, LEGAL AFFAIRS COMMITTEE, GENERAL COMMENT**

- 3. Board Members may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Board Members may comment on items on the agenda when those items are called.**

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None

**DISCUSSION ITEM**

- 4. Review and discuss document storage and/or scanning to cloud**

Eric is still working on the one box that was given to him

**ACTION ITEMS**

- 5. Treasurer update – Ryan Norton** – Operating fund approx balance \$53,840
- 6. Road Committee Report – Eric Holm** – Eric was authorized to draft and email a reminder about Easement Cleanups and is working to get estimates on other projects.
- 7. Approve Board meeting minutes from November 28, 2018 - APPROVED**
- 8. Review and approve the following reimbursements/expenses:**  
A IHG Insurance (directors and officers) annual payment - \$2551 - APPROVED  
B. Cumbre Insurance (commercial liability) annual payment - \$2508.79 - APPROVED  
C Charlene Bosso \$556.72, Breakdown: website expenses (paid for 3 years) \$519.12, Special board meeting mailer expenses \$37.60 - APPROVED  
D Ryan Norton \$138.56, Breakdown: Paper/envelope refills and reproduction costs for President's letter insert \$95.72, Postage for dues mailer and C&R change packet for remote residents \$42.84 - APPROVED
- 9. Approval and implementation of proposed amendment to Declaration of Covenants & Restrictions** - Resolution 19-01 was adopted, adding Article VIII to the C&Rs. Dick was authorized pay the required fees necessary (a) to have Jack's signature on the amended C&Rs notarized, and (b) to have the signed amended C&Rs recorded in the Official Records of El Dorado

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10. **Discuss and plan for Annual April Meeting** – It was approved for the Annual Meeting to be scheduled on an available Saturday in April at the library as well as to send out the notification about nominations for Vice-President, Treasurer and Roads Superintendent

**CLOSED SESSION**

11. **Decide on action board will take regard home owner fencing placement request** – no update  
12. **Discussion of Potential Litigation** - Resolved by reason of the action taken in Item #9 above

**REPORTS**

13. Closed Session Report – see above items 11 and 12

**ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR, LEGAL AFFAIRS COMMITTEE**

14. **Members, Board Members, Chair, Legal Affairs Committee may address items not on the agenda. No action will be taken on these items unless they are scheduled as Action Items on a future agenda. Members may additionally comment on items on the agenda. Each speaker may speak once on each agenda item for not more than 2 minutes. Aggregate time limits: 14 minutes for items not on agenda; 6 minutes for each agenda item. The Board reserves the right to extend any time limit.**

Discussion of Fire Insurance due to some members being impacted.

15. **Adjourn** at 8:36pm