

Minutes

GRASSY RUN HOMEOWNERS' ASSOCIATION (GRHA) BOARD MEETING

Tuesday May 26, 2026, 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 John Bosso at 7:00pm.

Board Members Present: John Bosso, Ryan Norton, Bill Hodge, Jason Bontrager, Cassandra Duran

Board Members Absent: None

GRHA Members Present: Peter Abplanalp

2. MEMBER GENERAL COMMENTS

3. BOARD MEMBER GENERAL COMMENTS

None

DISCUSSION ITEMS

4. Treasurer Report – Ryan Norton

Ryan Norton reported that GRHA presently has \$124,623.64 in its Operating Fund, and \$80,240.36 in its reserve fund, for a total of \$204,864.00 in current assets.

Ryan transferred \$60,000 from reserve -> Operating to prepare for Vicini payment.

5. Roads Committee Report - Jason Bontrager

Buck Mountain turned out well, work has been completed

Josh Young and Jason Bontrager are going to clean up a few small trees/branches that were missed by the tree crews.

John Bosso to send out spring clean-up notice and reminder of Four foot easements

6. Review completed projects, confirm next priorities, develop plans for financing of next projects

John and Jason indicated the Board would be discussing options in the future, including potentially a smaller increase and longer implementation schedule with a possible sunset if costs were covered. Bill Hodge will look into language re: end date for dues increase.

Discussed business with logging trucks using roads

Bill Hodge presented potential revenue options

Possibility of changing bylaws to: need a vote to raise dues, but board could lower without vote

ACTION ITEMS

7. Approve Minutes for 4/28/26 Board Meeting

Moved, seconded and approved 4 to 0.

ADDITIONAL COMMENTS – MEMBERS, BOARD MEMBERS, CHAIR

Dues increase for homes with ADU, not based on usage, there is no set legal answer as to what to charge extra for. John Bosso mentioned sending out a letter regarding adding dues to homes with ADUs, majority of members don't think it's necessary

Add discussion item to discuss adding dues to homes with ADUs to June meeting.

President Bosso would like to take Vicini's number and plug it into upcoming projects to project costs and what dues will need to be to cover these costs.

Invoice for Buck Mountain and Grassy Run is \$10,000.00 less than original bid. John Bosso will pull up bids and invoices and discuss with Vicini when he delivers final payment.

Jason has and will share spreadsheet of road project priorities. Next project is Lone Antler – to be added to insurance.

Board discussed what is currently in the accounts and how much should be kept in reserves for potential emergencies, ie legal fees and/or emergency road repairs. Board agreed on \$75,000.00 to be kept in reserves.

9. Closed Session – Homeowner Issues

None.

11. Adjournment

The Board adjourned at 8:03pm